

72602

MTC 47017-MG  
WARRANTY DEED

Vol. 1799 Page 423

99 JAN -6 P3:31

STEVEN L. SAFFER and SHARON L. SAFFER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
STEVEN J. PETTIT,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 3 in Block 1 of TRACT 1182, GREEN KNOLL ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 9,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 198 CRESTDALE WAY, KLAMATH FALLS, OR 97603

Dated this 4 day of January, 19 99

Steven L. Saffer  
STEVEN L. SAFFER

Sharon L. Saffer  
SHARON L. SAFFER

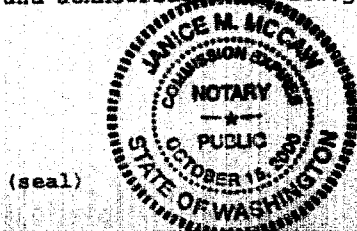
STATE OF Washington SS. January 4th 19 99

COUNTY OF Walla Walla

Personally appeared the above named STEVEN L. SAFFER AND

SHARON L. SAFFER

and acknowledged the foregoing instrument to be their voluntary act.



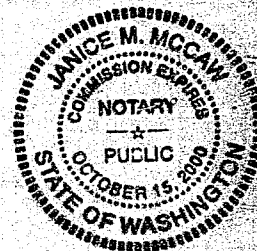
Before me:

Janice M. McCaw  
Notary Public for WASHINGTON  
My commission expires 10/15/00

ESCROW NO. MT47017-MG

Return to:

STEVEN J. PETTIT  
198 CRESTDALE WAY  
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of January A.D., 19 99 at 3:31 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 423

FEE \$30.00

Linda Smith, County Clerk  
By Kathleen Ross