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MTC 47433-LW

## COVER SHEET FOR RECORDING ATTACHED DOCUMENT

|                                                                                  |                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------|
| NAMES OF<br>TRANSACTIONS                                                         | DAVIS/ALSTON AND SHIRLEY                                        |
| GRANTOR:<br><br>NAMES OF PARTIES<br><br>GRANTEE:                                 | KEITH DAVIS<br><br>JAMES A. ALSTON AND TRACEY E. SHIRLEY        |
| DOCUMENT TO BE<br>RETURNED TO                                                    | JAMES ALSTON<br>109 HAWTHORNE STREET<br>KLAMATH FALLS, OR 97601 |
| TRUE AND ACTUAL<br>CONSIDERATION                                                 | 15,000.00                                                       |
| UNTIL A CHANGE IS<br>REQUESTED, ALL TAX<br>STATEMENTS SHALL BE<br>SENT TO        | JAMES ALSTON<br>109 HAWTHORNE STREET<br>KLAMATH FALLS, OR 97601 |
| FOR COUNTY CLERK LIEN RECORD                                                     |                                                                 |
| INFORMATION REQUIRED<br>BY ORS<br>205.125(c)&(e)                                 |                                                                 |
| (f) IF DOCUMENT IS A<br>SATISFACTION, THE<br>BOOK AND PAGE<br>RECORDING THE LIEN | BOOK:<br><br>PAGE:                                              |

10413

# WARRANTY DEED

KRISTE DAVIS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES L. ALSTON and TRACY E. STRINEY, as tenants by the entirety,  
Grantor(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein  
the County of Klamath and State of Oregon, to wit:

LOTS 1, 2 AND 3 IN BLOCK 7, ORIGINAL TOWN OF SPRAGUE RIVER, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON, LESS THAT PORTION CONVEYED TO KLAMATH COUNTY  
ROAD PURPOSES BY DEED RECORDED IN VOLUME 249, PAGE 585, RECORDS OF  
KLAMATH COUNTY, OREGON.

SUBJECT TO all those items of record and those apparent upon the land, as  
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  
whomever 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 LANDSITTS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 15,000.00.

On 1 a check is requested, all tax statements shall be sent to Grantee at the  
following address: 109 KATHARINE STREET, Klamath Falls, OR 97601

Dated this 12 day of March, 1999

Kriste Davis  
KRISTE DAVIS

STATE OF New Mexico ss. 557-45-6102 19 99  
COUNTY OF Tollana  
Personally appeared the above named KRISTE DAVIS

and acknowledged the foregoing instrument to be his voluntary act.



Before me,  
Nancy Karcher  
Notary Public for N.M.  
My commission expires 2-25-2003

RECORD NO. NT67431-1A

Return to:  
JAMES L. ALSTON  
109 KATHARINE STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amarititle the 24th day  
of March A.D. 1999 at 11:17 o'clock A. M., and duly recorded in Vol. 499  
of Deeds on Page 10413

NFB

\$35.00

Linda Smith, County Clerk

by Kathleen Rose