

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Escrow No.: 02049240
AFTER RECORDING RETURN TO:

Mr. and Mrs. Mort
4433 Cleveland
Klamath Falls, OR 97601

the 29th day of March A.D., 1999
at 11:08 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 10802

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen R. Neal Deputy
Fee, \$30.00

Douglas Clements hereinafter called GRANTOR(S), convey(s) to
Kenny Mort and Phaedra A. Mort, Husband and Wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

LOT 24, BLOCK 7, STEWART, IN THE CITY OF KLAMATH FALLS, COUNTY
OF KLAMATH, STATE OF OREGON.

CODE 211 MAP 3909-7CB TAX LOT 4700

K.M.
Q.M.
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,721.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of March 1999.

Douglas O. Clements
Douglas Clements

STATE OF OREGON, County of Jss.

On this 11th day of March, 1999,

Personally appeared the above named Douglas Clements and acknowledged the
foregoing instrument to be his voluntary act and deed.

Before me: William W. Powell
Notary Public for Oregon
My Commission Expires: 10/4/2002

