

99 May -4 P3:23

MTC 47880-MS
WARRANTY DEED

Vol. M99 Page 12117

NEAL W. VAN HOUTEN and GENEVIEVE A. VAN HOUTEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN R. DOWNING

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 INBLOCK 6 OF TRACT NO. 1000, SECOND ADDITION TO SUNSET VILLAGE,
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 \$ 107,306.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3929 CORONADO WAY, KLAMATH FALLS, OR 97603

Dated this 3 day of May, 1999.

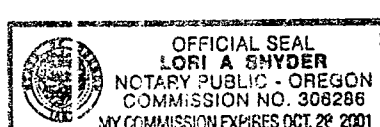
Neal W. Van Houten
NEAL W. VAN HOUTEN
W/H

Genevieve A. Van Houten
GENEVIEVE A. VAN HOUTEN

STATE OF Oregon SS. May 3 1999
COUNTY OF Marion

Personally appeared the above named Neal W. Van Houten and
Genevieve A. Van Houten

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lori A. Shyder
Notary Public for Oregon
My commission expires 10-29-2001

ESCROW NO. MT47880-MS

Return to:
JOHN R. DOWNING
3929 CORONADO WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded May 4, 1999, at 5:22 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30-

Linda Smith