

1999 JUL 12 AM 11:41

MTC 48571-LW
WARRANTY DEED

Vol M99 Page 27750

JANE CLAYTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT A. LESTER and PEGGY G. LESTER, husband and wife,
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:

THE NORTH 40 FEET OF LOTS 464 AND 465 OF BLOCK 121, MILLS ADDITION TO THE
CITY OF KLAMATH FALLS, 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 \$ 39,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 724 MITCHELL ST. KLAMATH FALLS, OR 97601

Dated this 7th day of July, 1999.

Jane Clayton
JANE CLAYTON

STATE OF California ss. July 7 19 99
COUNTY OF Santa Barbara

Personally appeared the above named Jane Clayton

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Suzie Ramirez
Notary Public for California
My commission expires Sept 14, 2002

(seal)

ESCROW NO. MT48571-LW

Return to:

ROBERT A. LESTER
724 MITCHELL
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 7/12/99, at 11:41 a.m.
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Linda Smith,
County Clerk Fee \$ 30 - KR