

MTC 48721-MS
WARRANTY DEED

Vol M99 Page 32385

1999 AUG 11 AM 11:43

State of Oregon, County of Klamath
Recorded 8/11/99, at 11:43a.m.
In Vol. M99 Page 32385
Linda Smith,
County Clerk Fee \$ 30-44

KENNETH G. TIBBITS, Grantor,

hereby grant, bargain, sell, warrant and convey to:

JON SHEPPARD and RITA SHEPPARD, husband and wife, Grantee,

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 N1/2 of the NW1/4 of the NW1/4 of Section 33, Township 35 South,
Range 13 East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM the Westerly 60 feet.

TAX ACCOUNT NO.: 3513-033B0-00200

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 8,000.00.

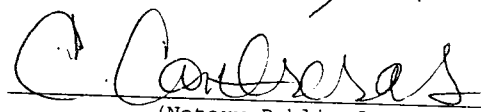
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 25836 SPRAGUE RIVER HIGHWAY, SPRAGUE RIVER, OR 97639

Dated this 4th day of August, 1999.


KENNETH G. TIBBITS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 8th 4, 1999 by KENNETH G. TIBBITS.


(Notary Public for Oregon)
My commission expires December 13 2002

ESCROW NO. MT48721-MS

Return to:
JON SHEPPARD
25836 SPRAGUE RIVER HIGHWAY
SPRAGUE RIVER, OR 97639

