

1999 AUG 17 AM 11:27

NTC 48640-KR
WARRANTY DEED

Vol M99 Page 33166

JEFFREY G. WILLIAMS and KAREN M. WILLIAMS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LAWRENCE E. HAND and TONI G. HAND, as tenants by the entirety, 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 4 IN BLOCK 1, TRACT NO. 1165, MIRACLE MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3910-009ED-01500-000

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 195,000.00
~~146,000.00~~

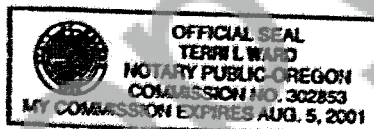
Until a change is requested, all tax statements shall be sent to Grantee at the following address: XXM 3437 Small Ct., Klamath Falls, OR 97603

Dated this 12th day of August 1999

Jeffrey G. Williams
JEFFREY G. WILLIAMS

Karen M. Williams
KAREN M. WILLIAMS

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on August 12th, 1999 by JEFFREY G. WILLIAMS AND KAREN M. WILLIAMS.

[Signature]
(Notary Public for Oregon)

My commission expires 8-5-2001

ESCROW NO. MT48640-KR

Return to:
LAWRENCE E. HAND
3437 SMALL CT
XXM KLAMATH FALLS OR 97603

33167

STATE OF OREGON,

County of Klamath

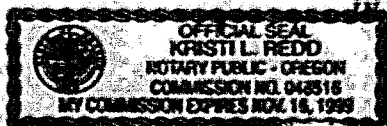
SS.

FORM No. 21—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 13th day of August, 19 99,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named

KAREN M. WILLIAMS

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and allixed
my official seal the day and year last above written.

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

State of Oregon, County of Klamath
Recorded 8/17/99, at 11:27 a.m.
In Vol. M99 Page 33166
Linda Smith,
County Clerk Fee \$ 35 KR