

1999 SEP 13 PM 3:25

MTC 49026-MS
WARRANTY DEED

Vol. M99 Page 36514

ERIC J. WALTERS and SABRINA J. WALTERS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK A. HALL and CATHERINE M. DUNCAN, with the rights of survivorship,
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 E1/2 OF LOT 1 IN BLOCK 28 OF HOT SPRINGS, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

TAX ACCOUNT NO.: 3809-028CB-09500-000

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 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 850 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 10 day of Sept, 1999.

Eric J. Walters
ERIC J. WALTERS

Sabrina J. Walters
SABRINA J. WALTERS

State of Oregon
County of Washington

This instrument was acknowledged before me on Sept. 10, 1999 by ERIC
J. WALTERS AND SABRINA J. WALTERS.

Rita E. Pierson
(Notary Public)

My commission expires 7-10-2001

ESCROW NO. MT49026-MS

Return to:

MARK A. HALL
850 ELDORADO AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 9/13/99, at 3:25 p. m.
In Vol. M99 Page 36514
Linda Smith,
County Clerk Fee \$ 36.00

