

1999 SEP 22 PM 3:26



Vol M99 Page 37747

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050140

AFTER RECORDING RETURN TO:

Mr. & Mrs. Clifford

5505 Independence  
Klamath Falls OR 97603

State of Oregon, County of Klamath  
Recorded 9/22/99, at 3:26 p. m.

In Vol. M99 Page 37747

Linda Smith,

County Clerk

Fee \$ 30<sup>00</sup>

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Monte L. Burnett, Richard E. Burnett and Marla K. Miller,  
hereinafter called GRANTOR(S), convey(s) and warrants to Tim  
Clifford and Rose Clifford, Husband and Wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 4, INDEPENDENCE TRACTS, in the County of Klamath, State of  
Oregon.

CODE 41 MAP 3909-11AA TAX LOT 2500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$57,000.00, PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC S1031  
EXCHANGE.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 21st day of September, 1999.

Monte L. Burnett  
MONTE L. BURNETT

Richard E. Burnett  
RICHARD E. BURNETT

Marla K. Miller  
MARLA K. MILLER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 21st  
day of September 1999, by Monte L. Burnett, Richard E. Burnett, and Marla K. Miller  
who acknowledged the foregoing to be their voluntary act and  
deed.

Before me: Trisha L. Powell  
Notary Public for Oregon  
My Commission Expires: October 4, 2002

