

1999 DEC 15 PM 3:39



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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 12/15/99, at 3:39p m.
In Vol. M99 Page 49367
Linda Smith,
County Clerk Fees 30⁰⁰

ASPEN TITLE ESCROW NO.: 01050510

AFTER RECORDING RETURN TO:
Mr. & Mrs. Earhart

X 2611 CAMBUS DRIVE #194
X KLAMATH FALLS OR 97601

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

Mark Stephen Hefty and Michelle Renee Kirk, hereinafter called
GRANTOR(S), convey(s) and warrants to Alan B. Earhart and Kelly
A. Earhart, Husband and Wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 3, Block 49, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TAX LOT 2400

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$97,000.00.

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 14th day of December, 1999.

Mark Stephen Hefty
MARK STEPHEN HEFTY

Michelle Renee Kirk
MICHELLE RENEE KIRK

STATE OF OREGON, County of Klamath)ss.

On December 14, 1999, personally appeared Mark Stephen Hefty
and Michelle Renee Kirk who acknowledged the foregoing
instrument to be their voluntary act and deed.

Trisha L. Powell
Notary Public for OREGON

My Commission Expires: October 4, 2002

