

200 JAN 11 AM 11:26

MTC 49720-MS
WARRANTY DEED

Vol M00 Page 966

RAYMOND L. LEVEY, III,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RODERICK C. WENDT and CAROL M. WENDT, husband and wife,

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:

LOTS 1 THROUGH 5 AND LOTS 8 THROUGH 12 IN BLOCK 7 AND LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 12, BLOCK 12, IRVINGTON HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-021CB-01300-000

171254

3809-021CB-01600-000

171361

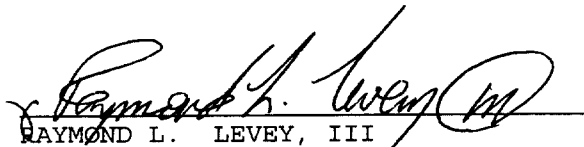
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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.

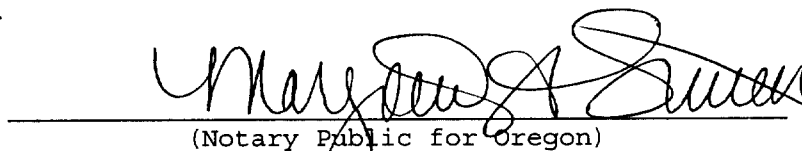
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2120 FAIRMOUNT STREET, KLAMATH FALLS, OR 97601

Dated this 30th day of Dec, 1999


RAYMOND L. LEVEY, III

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 30, 99 by
RAYMOND L. LEVEY, III.

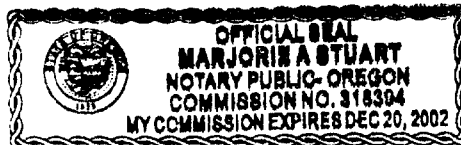

(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT49720-MS

Return to:

RODERICK C. WENDT
2120 FAIRMOUNT STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 1/11/00, at 11:26 a.m.
In Vol. M00 Page 966
Linda Smith,
County Clerk Fee \$ 21⁰⁰