

MTC 50259-LW  
WARRANTY DEEDVol. M00 Page 4428JOHN J. FEDORA ~~and LOIS G. FEDORA, as tenants by the entirety,~~

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

MATT W. SHEPERSKY and CHRISTINA L. SHEPERSKY, 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 20, 21, AND 22 IN BLOCK 50 OF KLAMATH FOREST ESTATES FIRST ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3510-035BO-800	273536
3510-035BO-600	273518
3510-035BO-700	273527
M-163375	66065

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:

TOGETHER WITH 1979 MOBILE HOME, PLATE #X163375, VIN #11809465 WHICH IS  
SITUATED ON THE SUBJECT PROPERTY.

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.

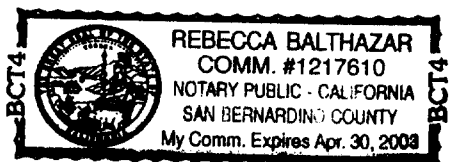
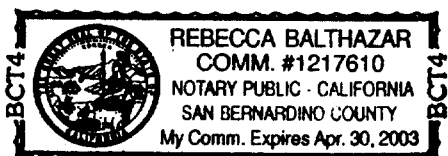
The true and actual consideration for this conveyance is 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 684, GLENEDEN BEACH, OR 97388

Dated this 4<sup>th</sup> day of February, 2000.John J. Fedora  
JOHN J. FEDORA~~LOIS G. FEDORA~~State of ~~Oregon~~ Calif.  
County of San BernardinoThis instrument was acknowledged before me on Feb. 4, 2000 by JOHN J. FEDORA ~~AND LOIS G. FEDORA~~.Rebecca Balthazar  
(Notary Public for ~~Oregon~~ California)  
My commission expires Apr. 30, 2003

ESCROW NO. MT50259-LW

Return to:

MATT W. SHEPERSKY  
PO BOX 684  
GLENEDEN BEACH, OR 97388State of Oregon, County of Klamath  
Recorded 2/11/00, at 11:32 a.m.  
In Vol. M00 Page 4428  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00