

200 FEB 16 PM 3:30

WARRANTY DEED

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DALE E. WETZEL and CAROLYNN A. WETZEL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JAMES S. TWAMLEY and MARILYN L. TWAMLEY, 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:

LOT 16 IN BLOCK 21 OF TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-012CD-00200-000

565944

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 202,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6423 VERDA VISTA COURT, KLAMATH FALLS, OR 97603

Dated this 16th day of February, 2000.

Dale E. Wetz
DALE E. WETZEL

Carolynn A. Wetz
CAROLYNN A. WETZEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 16, 2000 by DALE E. WETZEL AND CAROLYNN A. WETZEL.

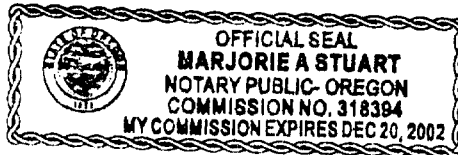
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50296-MS

Return to:

JAMES S. TWAMLEY
6423 VERDA VISTA COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 2/16/00, at 3:30 p.m.
In Vol. M00 Page 5009
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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