

200 FEB 17 AM 11:33

MT50317-MS
WARRANTY DEED

Vol M00 Page 5079

KEITH M. LARSON and JENNIFER M. LARSON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DALE E. WETZEL and CAROLYNN A. WETZEL, 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 1 IN BLOCK 21 OF TRACT NO. 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-01700-000

565775


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 166,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3915 MONROVIA WAY, KLAMATH FALLS, OR 97603

Dated this 14th day of February, 2000.


KEITH M. LARSON


JENNIFER M. LARSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 14, 2000 by KEITH
M. LARSON ~~AND JENNIFER M. LARSON~~.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50317-MS

Return to:
DALE E. WETZEL
3915 MONROVIA WAY
KLAMATH FALLS, OR 97603



26.00
✓

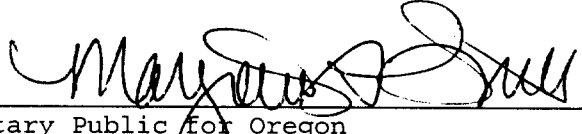
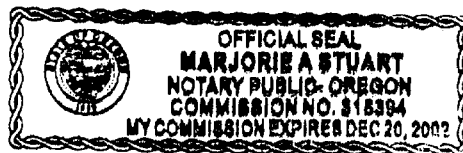
State of Oregon

County of KlamathFebruary 15, 2000

Personally appeared the above named Jennifer M. Larson,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)


Notary Public for OregonMy Commission expires: 12-20-02

State of Oregon, County of Klamath

Recorded 2/17/00, at 11:33 a. m.In Vol. M00 Page 5079**Linda Smith,**County Clerk Fee \$ 26⁰⁰