

200 FEB 22 PM 3:37

MTC 47106-MS
WARRANTY DEED

Vol M00 Page 5509

WESTERN UNITED LIFE ASSURANCE COMPANY,

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

MARK STAPLETON and KRISTI STAPLETON, 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 4, BLOCK 212, MILLS SECOND 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**

3809-033DB-11000-000

613802

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 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4909 Haskins Road, Bonanza, OR 97623

Dated this 11 day of February, 2000.

WESTERN UNITED LIFE ASSURANCE COMPANY

BY: Linda Mason

LINDA MASON, Vice President

BY: Scott CordeLL

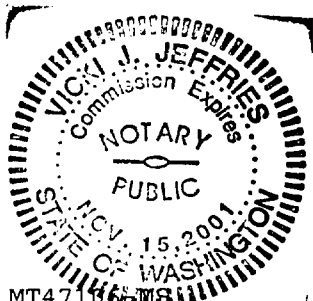
SCOTT CORDELL, Vice President



State of Washington
County of Spokane

On this 11 day of February, 2000 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally LINDA MASON, Vice President & SCOTT CORDELL, Vice President of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Vicki J. Jeffries
Notary Public in and for the State of
Washington residing at Spokane.

My appointment expires 11/15/2001

ESCROW NO. MT47106-MS

Return to:

MARK STAPLETON
4909 Haskins Road
Bonanza, OR 97623

State of Oregon, County of Klamath
Recorded 2/22/00, at 3:37 p.m.
In Vol. M00 Page 5509
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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