

200 FEB 28 PM 3:33

MTC 50339-MS  
WARRANTY DEED

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**TIMOTHY A. DEANE, AKA TIMOTHY DEANE,**

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

**STEPHEN R. FEUERHELM,**

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 10 IN BLOCK 13 OF TRACT 1003, THIRD ADDITION TO MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

**3809-036CA-00200-000**

**451870**

**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 **132,500.00**.

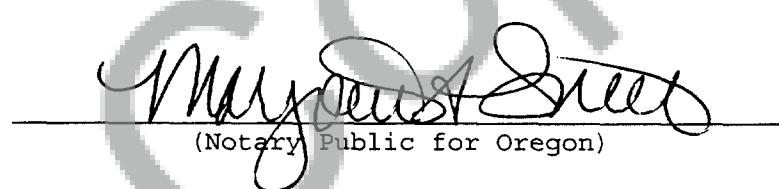
Until a change is requested, all tax statements shall be sent to Grantee at the following address: **1145 TAMERA DRIVE, KLAMATH FALLS, OR 97603**

Dated this 25th day of February, 2000.

  
TIMOTHY A. DEANE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 25, 2000 by  
TIMOTHY A. DEANE.

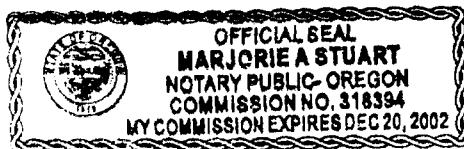
  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50339-MS

Return to:

STEPHEN R. FEUERHELM  
1145 TAMERA DRIVE  
KLAMATH FALLS, OR 97603



**State of Oregon, County of Klamath**  
Recorded 2/28/00, at 3:38 p.m.  
In Vol. M00 Page 6143  
Linda Smith,  
County Clerk Fee\$ 21.00

21.00