

200 FEB 29 PM 3:44

MTC 50178-MS
WARRANTY DEED

Vol M00 Page 6356

MARJORIE J. SCARBROUGH,

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

PHILLIP D. BURTON,

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:

THE NORTHERLY 80.4 FEET OF THE EAST ONE-HALF OF THE SOUTH 1 ACRE OF TRACT 63 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE EAST 5 FEET DEEDED TO KLAMATH COUNTY IN DEED VOLUME M349, PAGE 511, DEED RECORDS OF KLAMATH COUNTY, OREGON

3809-035DC-01200-000

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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 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1614 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 28 day of February, 2000.

Marjorie J. Scarbrough
MARJORIE J. SCARBROUGH

State of New Mexico
County of Chavez

This instrument was acknowledged before me on February 28, 2000 by MARJORIE J. SCARBROUGH.

Virginia Newsum
(Notary Public)

My commission expires 10/1/2001

ESCROW NO. MT50178-MS

Return to:

PHILLIP D. BURTON
1614 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 2/29/00, at 3:44 p.m.
In Vol. M00 Page 6356
Linda Smith,
County Clerk Fee \$21.00

21.00
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