

200 FEB 29 PM 3:45

MTC 50345-KR
WARRANTY DEED

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WYATT D. LEDBETTER and ANNETTE M. LEDBETTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHNATHAN J. RANDOLPH and MARISOL RANDOLPH, as tenants by the entirety,
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 21 IN BLOCK 4 OF STEWART 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.

ACCT3 3909-7CA-4000

KEY# 536717

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 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4047 DOUGLAS AVENUE, KLAMATH FALLS, OR 97601

Dated this 25 day of Feb, 2000.

Wyatt D. Ledbetter
WYATT D. LEDBETTER

Annette M. Ledbetter
ANNETTE M. LEDBETTER

State of Oregon
County of

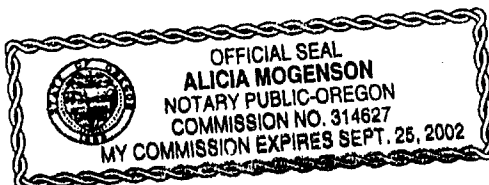
This instrument was acknowledged before me on Feb 25, 2000 by WYATT
D. LEDBETTER AND ANNETTE M. LEDBETTER.

Alicia Mogenson
(Notary Public for Oregon)

My commission expires Sept 25, 2002

ESCROW NO. MT50345-KR

Return to:
JOHNATHAN J. RANDOLPH
4047 DOUGLAS AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 2/29/00, at 3:45 p.m.
In Vol. M00 Page 6369
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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