

200 MAR 10 AM 11:43

MTC 50432-MS
WARRANTY DEED

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**ROBERT A. BILLINGS and HAZEL P. BILLINGS, as tenants by the entirety
as to an undivided 50% interest, and ROBERT WAGNER and LEONA M. WAGNER,
as tenants by the entirety, as to an undivided 50% interest,**

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

MIKE D. WEST

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 7 AND THE SOUTH 1/2 OF LOT 8 IN BLOCK 22 OF CHELSEA ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON**

3809-019AD-05800-000

434015

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 \$ **54,900.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 641, RIO VISTA, CA 94571

Dated this 6th day of March, 2000 .

SEE SIGNATURE PAGE ATTACHED
HERETO AND MADE A PART HEREOF

ESCROW #50432-MS

AFTER RECORDING RETURN TO:

Mike D. West
P.O. box 641
Rio Vista, CA 94571

31.00
m

EXHIBIT "B"
SIGNATURE PAGE

Robert A. Billings
ROBERT A. BILLINGS

Hazel P. Billings
HAZEL P. BILLINGS

ROBERT WAGNER

LEONA M. WAGNER

STATE OF Oregon

COUNTY OF Klamath SS. March 7 xx 2000

Personally appeared the above named Robert A. Billings and
Hazel P. Billings
and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

(seal)

Marjorie A. Stuart
Notary Public
State of Oregon
My Commission expires: 12-20-02



STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "B"
SIGNATURE PAGE

ROBERT A. BILLINGS

HAZEL P. BILLINGS

ROBERT WAGNER

LEONA M. WAGNER

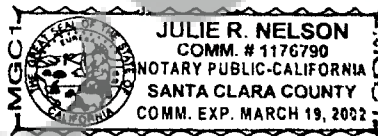
STATE OF California

COUNTY OF Santa Clara SS. March 8, 2000

Personally appeared the above named Robert Wagner and
Leona M. Wagner
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Julie R. Nelson
Notary Public
State of California
My Commission expires: 3-19-02



STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

State of Oregon, County of Klamath
Recorded 3/10/00, at 11:48 a.m.
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Linda Smith,
County Clerk Fee \$ 3.00