

NN

Walter Horton Jr & Jeanne M. Brock  
512 N. 8th  
Klamath Falls, Oregon 97601

Grantor's Name and Address

Walter Horton Jr & Jeanne M. Brock  
512 N. 8th  
Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Walter Horton Jr & Jeanne M. Brock  
512 N. 8th  
Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Walter Horton Jr & Jeanne Brock  
512 N. 8th  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

S Vol M00 Page 9055

State of Oregon, County of Klamath  
Recorded 3/20/00, at 10:54 a.m.

In Vol. M00 Page 9055

Linda Smith,

By County Clerk Fee \$21.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Walter Horton Jr

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Walter Horton Jr  
and Jeanne Brock

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon: That parts of Lots 1 and 2 in Block 54 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Southwesterly line of 8th Street 59 feet Northwest of the most Easterly corner of Lot 1, Block 54 in Nichols Addition to the City of Klamath Falls, Oregon; thence Southwesterly at right angles to Eighth Street 120 feet; thence Northwesterly and parallel with Eighth Street 41 feet; thence Northeasterly at right angles to Eighth Street 120 feet; thence Southeasterly along the Southwesterly line of Eighth Street 41 feet to the place of beginning.

## SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on March 20, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Walter Horton Jr.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Mar. 20, 2000

by Walter Horton, Jr.

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires Mar. 15, 2003