

200 MAR 24 AM 10:02



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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 3/24/00, at 10:02 a.m.
In Vol. M00 Page 9642
Linda Smith,
County Clerk Fee\$ 21.00

ASPEN TITLE ESCROW NO. 01050934

AFTER RECORDING RETURN TO:

DENNIS GROVER

MICHEAL GROVER

Co 2400 Frontage Rd.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CONNIE L. BOONE, hereinafter called GRANTOR(S), convey(s) and
warrants to DENNIS GROVER and MICHEAL GROVER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 4 in Block 2 of WILLIAMS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-28CD, Tax Lot 12600

MBG
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded December 19, 1995,
in Book M-95, Page 34503, Mortgage Records of Klamath County,
Oregon, in favor of The Estate of Walton C. Johnson, which
Trust Deed the Grantees herein DO NOT agree to assume and pay
and Grantor hereby holds Grantees harmless therefrom, and
Grantor herein warrants that this Trust Deed will be paid in
full prior to or at the time of payment in full of the Trust
Deed between Grantor and Grantees herein which is being
recorded immediately subsequent to the recording of this Deed.,

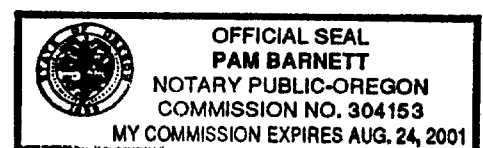
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of March, 2000.

Connie L. Boone
CONNIE L. BOONE



STATE OF OREGON, County of Klamath)ss.

On March ^{14th} ~~3rd~~, 2000, personally appeared Connie L. Boone, who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Pam Barnett
Notary Public for Oregon
My Commission Expires: Aug. 24, 2001

