

2000 MAR 28 AM 11:42



TITLE NO. 50516
ESCROW NO. EU00-9199
TAX ACCT. NO. 2507 036C0 03500

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MTC 50516

WARRANTY DEED -- STATUTORY FORM

MARK V. BLACKMORE, Grantor,

conveys and warrants to

SAM DEMANETT AND CYNTHIA DEMANETT, AS TENANTS BY THE ENTIRETY, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 1 IN BLOCK 4 OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

The true consideration for this conveyance is \$57,750.00.

Dated this 27 day of MARCH, 2000.

This Deed is being given by Grantor directly to Grantee pursuant to the terms of: (a) the Real Property Exchange Agreement between Grantee and Cascade Exchange Services, Inc. dated MARCH 9, 2000, and (b) the Assignment and Assumption between Grantor, Grantee and Cascade Exchange Services, Inc., dated MARCH 27, 2000, as an integrated part of the exchange transaction contemplated by those agreements.

Mark V. Blackmore
MARK V. BLACKMORE

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on 3/27, 2000, by MARK V. BLACKMORE

[Signature]
Notary Public for Oregon
My commission expires: 5/31/02



MARK V. BLACKMORE
BOX 569
OAKRIDGE, OR 97463
GRANTOR'S NAME AND ADDRESS

Until a change is requested all tax statements shall be sent to the following address:
*** SAME AS GRANTEE ***

SAM DEMANETT
83122 CLOVERDALE
CRESWELL, OR 97426
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

21.00

State of Oregon, County of Klamath
Recorded 3/28/00, at 11:42 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00