

200 MAR 28 PM 3: 29

MTC 50598-LW
WARRANTY DEED

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FREDERICK S. WEBSTER and PHYLLIS JOAN WEBSTER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS W. TEMPLETON and BARBARA L. TEMPLETON, husband and wife,
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:

PARCEL 2 OF LAND PARTITION 67-95 BEING PARCEL 2 OF MINOR LAND
PARTITION 79-83 IN THE N1/2 SW1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE
7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3407-031CO-00303

881842

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 163,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 39020 MODOC POINT ROAD, KLAMATH FALLS, OR 97624

Dated this 28th day of March, 2000.

Frederick S. Webster

FREDERICK S. WEBSTER

Phyllis Joan Webster

PHYLLIS JOAN WEBSTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 28, 2000 by
FREDERICK S. WEBSTER AND PHYLLIS JOAN WEBSTER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50598-LW

Return to:

THOMAS W. TEMPLETON
39020 MODOC POINT ROAD
KLAMATH FALLS, OR 97624



State of Oregon, County of Klamath
Recorded 3/28/00, at 3:29 p. m.
In Vol. M00 Page 10132
Linda Smith,
County Clerk Fee \$ 21.⁰⁰

21.00
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