

2000 APR -7 AM 11: 28

MT50747-LW  
WARRANTY DEED

Vol M00 Page 11407

CYNTHIA R. BAUER,

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

DOUGLAS D. HART and ESTELLA E. HART, 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:

LOT 12 IN BLOCK 28 OF FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

4008-006BB-02900  
M-122922

623016  
51124

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:

"TOGETHER WITH A 1974 KINGWOOD MOBILE HOME, PLATE #122922, VIN #61NK3624F2S4267, WHICH IS SITUATED ON THE SUBJECT PROPERTY."


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 50,000.00.

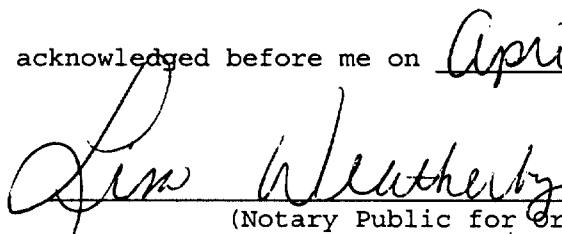
Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 235 KENO, OR 97627

Dated this 6<sup>th</sup> day of March/April 00.

  
CYNTHIA R. BAUER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 6, 2000 by CYNTHIA R. BAUER.

  
(Notary Public for Oregon)  
My commission expires 11/20/2003

ESCROW NO. MT50747-LW

Return to:  
DOUGLAS D. HART  
P.O. BOX 235  
KENO, OR 97627



State of Oregon, County of Klamath  
Recorded 04/07/00, at 11:28 m.  
In Vol. M00 Page 11407  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
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