

2000 APR 13 AM 10:07

MTC 50699-KR  
WARRANTY DEED

Vol M00 Page 12025

PETER M. BOURDET,

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

JON KNAPP and CAROL KNAPP, 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:

LOTS 9, 10, 11, 12, 13 AND 14 OF TRACT 1314 PINE RIDGE RANCHES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

|                      |             |
|----------------------|-------------|
| ACCT# 3407-22D0-1600 | KEY# 883895 |
| ACCT# 3407-22D0-1700 | KEY# 883896 |
| ACCT# 3407-22D0-1800 | KEY# 883897 |
| ACCT# 3407-22D0-1900 | KEY# 883898 |
| ACCT# 3407-27A0-400  | KEY# 883866 |
| ACCT# 3407-27A0-500  | KEY# 883867 |

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 402,040.00.

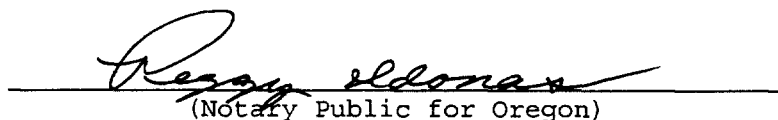
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 44330 N. El Macero Drive El Macero, CA. 95618

Dated this 10<sup>th</sup> day of April, 2000.

  
PETER M. BOURDET

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 10, 2000 by PETER M. BOURDET.

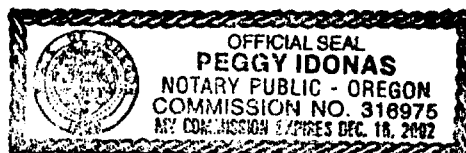
  
(Notary Public for Oregon)

My commission expires 4/16/2003 12/16/2002

ESCROW NO. MT50699-KR

Return to:

JON KNAPP  
44330 N. EL MACERO DRIVE  
EL MACERO, CA 95618



State of Oregon, County of Klamath  
Recorded 04/13/00, at 10:07a m.  
In Vol. M00 Page 12025  
Linda Smith,  
County Clerk Fee \$ 21 -

21.00  
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