

200 APR 18 PM 3:32

BRIAN ALLEN and SHARON ALLEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JON M. SHEPPARD and RITA A. SHEPPARD, 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:

THE E1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 35 SOUTH,
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3510-01700-01400

256154

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 13,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1825 FREMONT STREET, KLAMATH FALLS, OR 97601

Dated this 18th day of April, 2000.

Brian Allen
BRIAN ALLEN

Sharon Allen
SHARON ALLEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2000 by BRIAN
ALLEN AND SHARON ALLEN.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 12/29/02

ESCROW NO. MT50826-MS

Return to:
JON M. SHEPPARD
1825 FREMONT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/18/00, at 3:32 p. m.
In Vol. M00 Page 12693
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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