



ATE 105 110 5

Vol M00 Page 13336

200 APR 20 PM 3: 32

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 04/20/00, at 3:32 p.m.
In Vol. M00 Page 13336
Linda Smith,
County Clerk Fee \$ 21⁰⁰

AFTER RECORDING RETURN TO:
Mr. and Mrs. Mark A. Sexton
55141 Walla Walla River Rd.
Milton Freewater, OR. 97862

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LORRAYNE PHAIR, TRUSTEE OF THE RONALD AND LORRAYNE PHAIR FAMILY
TRUST UDA JANUARY 10, 1996, hereinafter called GRANTOR(S),
convey(s) and warrants to MARK A. SEXTON and LYNN K. SEXTON,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The East 130 feet of the North 23.4 feet of Lot 25, PIEDMONT
HEIGHTS, in the County of Klamath, State of Oregon. *The flag*
portion of lot 25 only - L.P.
Code 43 Map 3909-1DD Tax Lot 101

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is to
correct title.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of April, 2000.

RONALD AND LORRAYNE PHAIR FAMILY TRUST
UDA JANUARY 10, 1996

BY: Lorrayne Phair, Trustee
LORRAYNE PHAIR, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On April 12th 2000, personally appeared Lorrayne Phair as
Trustee for the Ronald and Lorrayne Phair Family Trust uda
January 10, 1996.

Susie Patterson
Notary Public for Oregon
My Commission Expires: 3/12/04

