



200 APR 20 PM 3:32

WARRANTY DEED

Vol M00 Page 13338

State of Oregon, County of Klamath
Recorded 04/20/00, at 3:32 p.m.
In Vol. M00 Page 13338
Linda Smith,
County Clerk Fee\$ 21⁰⁰

ASPEN TITLE ESCROW NO. 01051105

AFTER RECORDING RETURN TO:
Mr. and Mrs. Daniel A. Hibner
2611 Watson St
Klamath Falls, OR 97603

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

MARK A. SEXTON and LYNN K. SEXTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to DANIEL
A. HIBNER and EULA JOYCE HIBNER, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

PARCEL 1:

The East 134 feet of Lot 26, PIEDMONT HEIGHTS, in the County of
Klamath, State of Oregon.

Code 43, Map 3909-1DA, Tax Lot 1301

PARCEL 2:

The East 130 feet of the North 23.4 feet of Lot 25, PIEDMONT
HEIGHTS, in the County of Klamath, State of Oregon.

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
\$12,500.00.

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 14th day of April, 2000.

Mark A. Sexton
MARK A. SEXTON

Lynn K. Sexton
LYNN K. SEXTON

STATE OF Washington, County of Walla Walla)ss.

On April 18th, 2000, personally appeared Mark A. S.
Lynn K. Sexton and acknowledged this instrument as
voluntary act and deed.

21A
Margaret A. Reed MARGARET A. REED
Notary Public residing in Milton-Freewater, OR
My Commission Expires: 5-1-2002

