

200 MAY 26 AM 11: 23



Vol M00 Page 19061

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 05/26/00, at 11:23a. m.
In Vol. M00 Page 19061
Linda Smith,
County Clerk Fee\$ 21⁰⁰

ASPEN TITLE ESCROW NO.:01051162

AFTER RECORDING RETURN TO:
JENNIFER MARIE EBERHARD
402 WALNUT STREET
KLAMATH FALLS, OR 97601

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

Doris Jean Dufur, hereinafter called GRANTOR(S), convey(s) and warrants to Jennifer Marie Eberhard, an estate in fee simple, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 5, BLOCK 85, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MP 3809-32AD, TAXLOT 10000

"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 \$42,000.00.

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

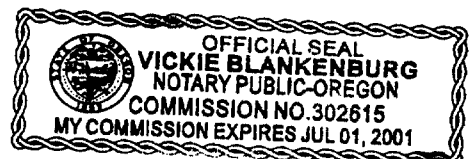
IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of May 2000.

Doris Jean Dufur By
DORIS JEAN DUFUR
Donald Jackson Spoken as her atty in fact.

STATE OF OREGON, County of Klamath)ss.

On May 26, 2000, personally appeared Donald Jackson Spoken for Doris Jean Dufur who acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 7-01-2001



21A