

2000 MAY 26 PM 3:06

MTC 51129-MS
WARRANTY DEED

Vol. M00 Page 19147

DOUGLAS W. CLEMENT and CAROLYN F. CLEMENT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EUGENE ALAN MORTENSON,

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:

LOT 26 IN BLOCK 3 OF TRACT 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

3909-014AC-01400-000

570527

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 124,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5147 GATEWOOD DRIVE, KLAMATH FALLS, OR 97603

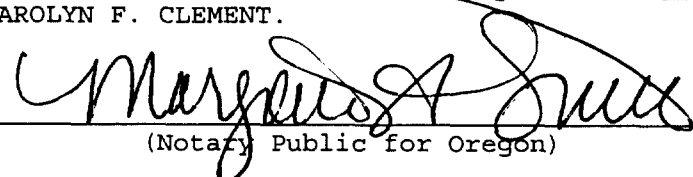
Dated this 25th day of May, 2000.


DOUGLAS W. CLEMENT


CAROLYN F. CLEMENT

State of Oregon
County of KLAMATH

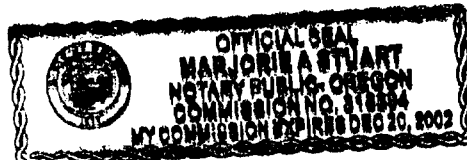
This instrument was acknowledged before me on May 25, 2000 by
DOUGLAS W. CLEMENT AND CAROLYN F. CLEMENT.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT51129-MS

Return to:
EUGENE ALAN MORTENSON
5147 GATEWOOD DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 05/26/00, at 3:06 p.m.
In Vol. M00 Page 19147
Linda Smith,
County Clerk Fee \$ 21.00

21.00
m