

200 JUN 12 PM 3:30

MTS 51185-MS
WARRANTY DEED

Vol MOO Page 21268

RODNEY DENSON and NANCY DENSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN MASTERS WEST and CATHIE E. WEST, 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:

LOT 2 IN BLOCK 2, OF TRACT NO. 1267, NORTH RIDGE ESTATES, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

3809-015D0-00900-000

872789

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 170,000.00.

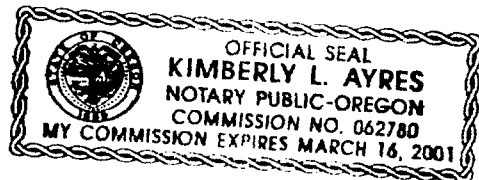
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3442 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 7th day of June, 2000

Rodney Denson
RODNEY DENSON

Nancy Denson
NANCY DENSON

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on June 7th, 2000 by
~~RODNEY DENSON AND~~ NANCY DENSON.

Kimberly L. Ayres
(Notary Public for Oregon)

My commission expires _____

ESCROW NO. MTS1185-MS

Return to:
JOHN MASTERS WEST
3442 OLD FORT ROAD
KLAMATH FALLS, OR 97601

State of Oregon

County of KLAMATHJUNE 8TH, XX 2000

Personally appeared the above named RODNEY DENSON,
and acknowledged the foregoing instrument to be HIS voluntary act and
deed.

WITNESS My hand and official seal:

(seal)

Stacy M. Howard
Notary Public for Oregon
My Commission expires: 12-29-02



State of Oregon, County of Klamath
Recorded 06/12/00, at 3:30 p. m.
In Vol. M00 Page 21268
Linda Smith,
County Clerk Fee \$ 26⁰⁰