

200 JUN 19 PM 3:21

MTL 56715-MS
WARRANTY DEED

Vol. M00 Page 22268

GEORGIA COLLMAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES E. VAN GASTEL,

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 85 OF LEWIS TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-035CD-01000-000

449045

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4751 FRIEDA AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of June, 2000.

Georgia Collman
GEORGIA COLLMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 15, 2000 by
GEORGIA COLLMAN.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 12-29-02

ESCROW NO. MT50715-MS

Return to:

JAMES E. VAN GASTEL
4751 FRIEDA AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/19/00, at 3:21 p m.
In Vol. M00 Page 22268
Linda Smith,
County Clerk Fee \$ 21⁰⁰