

200 JUL 11 PM 3:18

MTL 51496-MS
WARRANTY DEED

Vol M00 Page 25287

JUDY M. WELCH,

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

DENNIS VADER,

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 31 IN BLOCK 36 OF TRACT 1184, OREGON SHORES - UNIT 2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3507-017BC-00700-000

234589

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 3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 225 NE "C" STREET, #B, GRANTS PASS, OR 97526

Dated this 10TH day of JULY, 2000.

Judy M Welch
JUDY M. WELCH

State of NEVADA
County of WASHOE

This instrument was acknowledged before me on July 10, 2000 by JUDY M. WELCH.

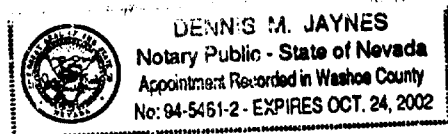
Dennis M. Jaynes
(Notary Public)

My commission expires OCT 24, 2002

ESCROW NO. MT51496-MS

Return to:

DENNIS VADER
225 NE "C" STREET, #B
GRANTS PASS, OR 97526



State of Oregon, County of Klamath
Recorded 07/11/00, at 3:18 p. m.
In Vol. M00 Page 25287
Linda Smith,
County Clerk Fee \$ 21.00