

200 JUL 19 PM 3:37

AMT 51148LB

WARRANTY DEED

Vol M00 Page 26442

DALLAS H. GIVAN,

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

SARIT G. SEXTON,

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 12 in Block 42 of HILLSIDE ADITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT3809028BD05900

KEY #218035

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 137,000.00.

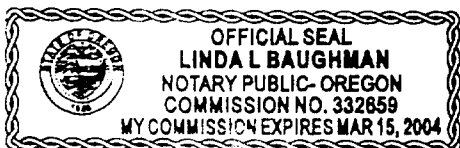
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 23 KENT PLACE UNIT 2, MENLO PARK, CA 94025

Dated this 11 day of July, 2000.

Dallas H. Givan
DALLAS H. GIVAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2000 by DALLAS H. GIVAN.



Linda L. Baughman
(Notary Public for Oregon)

My commission expires 3-15-04

ESCROW NO. MT51148-LB

Return to:

SERIT G. SEXTON
23 KENT PLACE UNIT 2
MENLO PARK, CA 94025

State of Oregon, County of Klamath
Recorded 07/19/00, at 3:39 p.m.
In Vol. M00 Page 26442
Linda Smith,
County Clerk Fee \$ 21.00