

200 AUG -4 PM 3: 23

mtc 51687-LB
WARRANTY DEED

Vol MOO Page 28729

LETA VANHOOK AND DIXIE BENSON, WHO ACQUIRED TITLE AS DIXIE SPRADLEY, WITH RIGHT OF SURVIVORSHIP,

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

JOHN L. JIRSA,

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 4 in Block 8 of FIRST ADDITIOIN TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT3909012CC05200000

KEY #564874

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 118,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 1st day of August, 2000.

Leta Vanhook
LETA VANHOOK

Dixie Benson
DIXIE BENSON

State of Oregon
County of KLAMATH

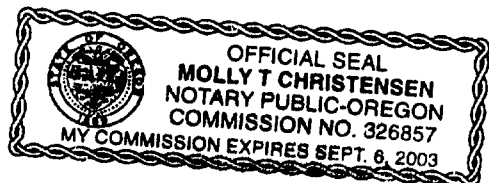
This instrument was acknowledged before me on August 1, 2000 by ~~LETA VANHOOK~~ AND DIXIE BENSON.

Molly Christensen
(Notary Public for Oregon)

My commission expires Sept 6, 2003

ESCROW NO. MT51687-LB

Return to:
JOHN L. JIRSA



State of Oregon

County of Klamath

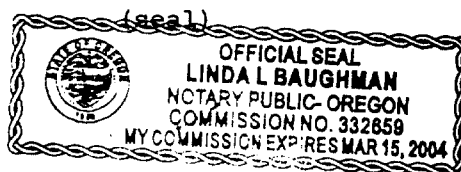
August 3, 2000

Personally appeared the above named Leta Vanhook,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.



Notary Public for Oregon

My Commission expires: 3-15-04

State of Oregon, County of Klamath
Recorded 08/04/00, at 3:23 p m.
In Vol. M00 Page 287291
Linda Smith,
County Clerk Fee\$ 26⁰⁰