

200 AUG 21 PM 2:30



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WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051596

AFTER RECORDING RETURN TO:  
LINDA L. JONES  
25574 DREWS RANCH ROAD  
KLAMATH FALLS, OR 97639

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

State of Oregon, County of Klamath  
Recorded 08/21/00, at 2:30 P.m.  
In Vol. M00 Page 30612  
Linda Smith,  
County Clerk Fee \$ 21.00

DEREK ALLEN BOLTON AND KIMBERLY LYNN BOLTON, hereinafter called  
GRANTOR(S), convey(s) and warrants to LINDA L. JONES, an estate  
in fee, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

LOT 9, BLOCK 28, NIMROD RIVER PARK FOURTH ADDITION, IN THE  
COUNTY OF KLAMATH, STATE OF OREGON.

CODE 10 MAP 3610-12C0 TL400

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$63,900.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF the grantor has executed this instrument  
this 18th day of August, 2000.

Derek Allen Bolton  
DEREK ALLEN BOLTON

Kimberly Lynn Bolton  
KIMBERLY LYNN BOLTON

STATE OF OREGON, County of Klamath)ss.

On August 18, 2000, personally appeared Derek Allen Bolton  
and Kimberly Lynn Bolton, who acknowledged the foregoing  
instrument to be their voluntary act and deed.

Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7/01/01

