

NN

*William A Salade**Bill Salade**3070 Bron Circle**Medford OR 97504*

Grantor's Name and Address

*Derek Stephens**30023 W Rainbow Rd**Klamath Falls OR 97601*

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

*Derek Stephens**30023 W Rainbow Rd**Klamath Falls OR 97601*

Until requested otherwise, send all tax statements to (Name, Address, Zip):

*Derek Stephens**30023 W Rainbow Rd**Klamath Falls OR 97601*

SPACE RESERVED

FOR

RECORDER'S USE

Vol M00 Page

31122

State of Oregon, County of Klamath

Recorded 08/25/00, at 10:46 a.m.

In Vol. M00 Page 31122

Linda Smith,

County Clerk Fee \$ 21⁰⁰

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *Bill Salade*hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *Derek Stephens*

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in *Klamath* County, State of Oregon, described as follows, to-wit:

A parcel of Land located in a portion of Section 3 of T5 36, R6, which includes Tax Lot 4400 and 4500, and more particularly located North side of West Rainbow Rd. in Sportsman Park in the Rocky point Area. The property line of Tax Lot 4400 is Adjusted 10 feet west of previous West side property line into Tax Lot 4500. Parcel size after Adjusted for parcel 1 (Tax Lot 4400), will be approximately 9900 square feet and parcel 2 (Tax Lot 4500), will be approximately 33,888 square feet. Sportsman Park 1' + Add' E 10' of Lot 51

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No exceptions

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *0*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on *the 9th of August 2000*; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Bill Salade*STATE OF OREGON, County of *Jackson*

This instrument was acknowledged before me on *the 9th of August of 2000*, by *William A. Salade*

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Notary Public for Oregon

My commission expires *Jan 13, 2004*

OK