

200 AUG 29 PM 3: 24

MT51691-TM  
WARRANTY DEED

Vol. M00 Page 31681

TINA M. PETTIT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DEREK C. RICHARDSON and ANGELA L. RICHARDSON, as tenants by the entirety,  
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:

Lots 1, 2, 3 and 4 in Block 25 of SECOND ADDITION 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.

ACCT# 3809-029AC-03900

KEY# 214217

ACCT# 3809-029AC-04000

KEY# 214226

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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1936 SARGENT STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of August, 2000.

Tina M Pettit

TINA M. PETTIT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 28, 2000 by TINA  
M. PETTIT.

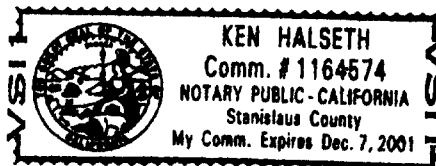
Ken Halseth  
Notary Public for Oregon/Calif.

My commission expires 12/7/01

ESCROW NO. MT51691-TM

Return to:

DEREK C. RICHARDSON  
1936 SARGENT STREET  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 08/29/00, at 3:24 p.m.  
In Vol. M00 Page 31681  
Linda Smith,  
County Clerk Fee\$ 21.00