

200 AUG 31 AM 10:31



WARRANTY DEED

Vol M00 Page 32005

ASPEN TITLE ESCROW NO. 01051507

AFTER RECORDING RETURN TO:
Mr. and Mrs. Norman L. Treddenbarger
PO Box 192
Bonanza OR 97623

State of Oregon, County of Klamath
Recorded 08/31/00, at 10:31 a.m.
In Vol. M00 Page 32005
Linda Smith,
County Clerk Fee \$ 2.00

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

VIRGIL A. ARNETT and E. BERNIECE ARNETT and JANICE M. DONE,
hereinafter called GRANTOR(S), convey(s) and warrants to NORMAN
L. TREDDENBARGER and DELORES M. TREDDENBARGER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 50 in Block 16 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.

Code 114, Map 3711-21CO, Tax Lot 2100

"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
\$25,000.00.

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 5th day of July, 2000.

Virgil A. Arnett
VIRGIL A. ARNETT

E. Berniece Arnett
E. BERNIECE ARNETT

Janice M. Done
JANICE M. DONE

STATE OF OREGON, County of Klamath)ss.

On July 24, 2000, personally appeared Virgil A. Arnett and
E. Berniece Arnett, and Janice M. Done who acknowledged the
foregoing instrument to be their voluntary act and deed.

Kim Bailey

Notary Public for Oregon
My Commission Expires: June 2, 2001

