

200 SEP 11 PM 3:30

mtc 51897-KR
WARRANTY DEED

Vol M00 Page 33212

MICHAEL LEE HOWARD and CHERYL ANN HOWARD WHO TOOK TITLE AS CHERYL ANN ELDER, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: CINDY PIXLER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, 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:

ALL OF LOT 17 AND THE W1/2 OF LOT 18 IN BLOCK 37 OF BUENA VISTA 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# 3809-30AA-1800

KEY# 441533

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 86,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 227 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 7th day of September, 2000

Michael Lee Howard
MICHAEL LEE HOWARD

Cheryl Ann Howard
CHERYL ANN HOWARD WHO TOOK TITLE AS
CHERYL ANN ELDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 7, 2000 by MICHAEL LEE HOWARD AND CHERYL ANN HOWARD.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51897-KR

Return to:
CINDY PIXLER
227 WEST OREGON AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 09/11/00, at 3:30 p.m.
In Vol. M00 Page 33212
Linda Smith,
County Clerk Fee \$ 21⁰⁰