



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051663

State of Oregon, County of Klamath
Recorded 09/21/00, at 3:28 P.m.
In Vol. M00 Page 34678
Linda Smith,
County Clerk Fee \$ 21.⁰⁰

AFTER RECORDING RETURN TO:
Mr. and Mrs. Rodger O. Evans
3880 Redondo Way
Klamath Falls, OR 97603

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

SIDNEY G. MUNJAR and PATRICIA S. MUNJAR, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to RODGER
O. EVANS and FAIRYANITA EVANS, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

LOT 17, BLOCK 7, TRACT NO. 1037, FIFTH ADDITION TO SUNSET
VILLAGE, IN THE COUNTY OF KLAMATH, STATE OF OREGON

CODE 41 MAP 3909-12BC TAX LOT 12400

"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
\$130,000.00.

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 19th day of September, 2000.

Sidney G. Munjar
SIDNEY G. MUNJAR

Patricia S. Munjar
PATRICIA S. MUNJAR by Sidney G.
Munjar, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On September 20, 2000, personally appeared the above named
Sidney G. Munjar, both for himself and as attorney in fact for
Patricia S. Munjar.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

