



200 SEP 22 PM 3:33  
TITLE & ESCROW, INC. WARRANTY DEED

Vol M00 Page 34898

ASPEN TITLE ESCROW NO. 01051781  
AFTER RECORDING RETURN TO:  
JEFFREY PALMER  
41927 BROOK TROUT LANE  
CHILDOQUIN, OR 97624

State of Oregon, County of Klamath  
Recorded 09/22/00, at 3:38 P.m.  
In Vol. M00 Page 34898  
Linda Smith,  
County Clerk Fee \$ 21.00

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

STEVEN C. HELT AND CONSTANCE L. HELT, hereinafter called  
GRANTOR(S), convey(s) to JEFFREY F. PALMER, AN ESTATE IN FEE  
SIMPLE, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lots 8, 9 and 10, Block 5, Rainbow Park on the Williamson, in  
the County of Klamath, State of Oregon, together with an  
undivided 4/68th interest in Lots 4 and 5 in Block 1, Rainbow  
Park on the Williamson

Code 145, Map 3407-22CD, Taxlot 1400

"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, Trust Deed, including  
the terms and conditions thereof, recorded July 18, 1995, in  
Book M-95, Page 18594, Mortgage Records of Klamath County,  
Oregon, in favor of Klamath First Federal Savings and Loan  
Association, which Trust Deed the Grantees herein DO NOT agree  
to assume and pay and Grantors hereby hold Grantees harmless  
therefrom, and Grantors herein warrant that this Trust Deed  
will be paid in full prior to or at the time of payment in full  
of the Trust Deed between Grantor and Grantee herein which is  
being recorded immediately subsequent to the recording of this  
Deed.,

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  
\$114,900.00

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 14th day of September, 2000.

STEVEN C. HELT

CONSTANCE L. HELT

STATE OF WA, County of Shays Harbor

On Sept 14th, 2000, personally appeared STEVEN C.  
HELT AND CONSTANCE L. HELT who acknowledged the foregoing  
instrument to be their voluntary act and deed.

Notary Public for Washington  
My Commission Expires: 4-10-03



21A