

2000 SEP 27 AM 10: 54

WARRANTY DEED

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GREGORY T. WILLIAMS and KAREN G. WILLIAMS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SEAN V. FERNS and RENEE A. FERNS, 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:

LOT 4 IN BLOCK 35 OF HOT SPRINGS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-28BC-5300

KEY# 217045

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 141,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1020 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 26th day of September, 2000.

Gregory T. Williams
GREGORY T. WILLIAMS
Karen G. Williams
KAREN G. WILLIAMS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2000 by GREGORY T. WILLIAMS AND KAREN G. WILLIAMS.



Kristi L. Redd
(Notary Public for Oregon)

commission expires

11/16/2003

ESCROW NO. MT52283-KR

Return to:
SEAN V. FERNS
1020 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 09/27/00, at 10:54 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00