

200 OCT -5 PM 3:16

mtc 52055 -ms
WARRANTY DEED

Vol M00 Page 36512

THOMAS CLINTON WAGNER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHARLES E. HART and PAMELA R. MADDOX, with the rights of survivorship,

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 5 IN BLOCK 214 OF MILLS SECOND 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.

3809-33DB-17700

614115

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 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6925 SW Molalla Bend Road, Wilsonville, OR 97070

Dated this 2nd day of October, 2000.

Thomas Clinton Wagner
Thomas C. Wagner
THOMAS CLINTON WAGNER

State of ~~Oregon~~ Nevada
County of ~~KLAMATH~~ Humboldt

This instrument was acknowledged before me on October 2nd, 2000 by
THOMAS CLINTON WAGNER.

Sharon Allred
(Notary Public for ~~Oregon~~ Nevada)
My commission expires 9/1/04

ESCROW NO. MT52055-MS

Return to:

CHARLES E. HART
6925 SW Molalla Bend road
Wilsonville, OR 97070



State of Oregon, County of Klamath
Recorded 10/05/00, at 2:16 p. m.
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Linda Smith,
County Clerk Fee\$ 21.00