

mtc S2321-ms
WARRANTY DEED

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JOHN W. WOLTER,

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

DAVID CONNER, SR. and,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

3809-035DC-03100-000

450176

M-101630

43740

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 845 Sunview Street, Eugene, OR 97404

Dated this 4th day of October, 2000


 JOHN W. WOLTER

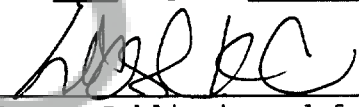
State of Washington)

County of Clark) ss

On this day personally appeared before me JOHN W. WOLTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HE free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 4th day of October, 2000




 Notary Public in and for the State of Washington residing at Unconner.

My appointment expires 09-01-01

ESCROW NO. MT52321-MS

Return to:

DAVID CONNER, SR.

845 SUNVIEW ST.

EUGENE, OR 97404

EXHIBIT "A"
LEGAL DESCRIPTION

The South 69.6 feet of Lot 44 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 10/10/00, at 11:23 a.m.
In Vol. M00 Page 36894
Linda Smith,
County Clerk Fee \$ 26⁰⁰