2000 OCT 12 PM 3:23

MTC52282-LW

WARRANTY DEED

Vol M00 Page 37365

RICHARD C. SIFT and ELLA L. SIFT, husband and wife, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **L. JAMES KRAL and JEANNETTE M. SANDECKI, 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:

LOTS 3 AND 4, BLOCK 1, TRACT NO. 1056, WAGON TRAIL ACREAGES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

127632 **2309-001AO-01800-000**
127641 **2309-001AO-01900-000**

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 **40,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **P.O. BOX 2851, LAPINE, OR 97739**

Dated this 11 TH day of OCTOBER, 2000.

Richard C. Sift
RICHARD C. SIFT

Ella L. Sift
ELLA L. SIFT

State of ~~Oregon~~ CALIFORNIA
County of SACRAMENTO

This instrument was acknowledged before me on OCTOBER 11, 2000 by RICHARD C. SIFT AND ELLA L. SIFT.

(Notary Public for ~~Oregon~~) CALIFORNIA

My commission expires 07-02-03

LARRY R. LACY
COMM. # 1223259
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. JULY 2, 2003

ESCROW NO. MT52282-LW

Return to:
L. JAMES KRAL
P.O. BOX 2851
LAPINE, OR 97739

State of Oregon, County of Klamath
Recorded 10/12/00, at 3:23 p.m.
In Vol. M00 Page 37365
Linda Smith,
County Clerk Fee$ 21.00

21.00

Unofficial Copy