

200 OCT 12 PM 3: 23

mtc 52282-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 11TH 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.

[Signature]

(Notary Public for ~~Oregon~~ CALIFORNIA)

My commission expires 07-02-03

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 2:23 p.m.
In Vol. M00 Page 37365
Linda Smith,
County Clerk Fee \$ 21⁰⁰