

2000 NOV -7 PM 3:23

ROBERT E. JAMISON and KATHLENE K. JAMISON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES W. ZIPAY,

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 43 OF HOT SPRINGS 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.

3809-028CD-2300

373937

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 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 315 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 6th day of Nov., 2000.

Robert E. Jamison
ROBERT E. JAMISON

Kathlene K. Jamison
KATHLENE K. JAMISON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 6, 2000 by
ROBERT E. JAMISON AND KATHLENE K. JAMISON.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52413-LW

Return to:
JAMES W. ZIPAY
315 PACIFIC TERRACE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 11/07/00, at 3:23 p. m.
In Vol. M00 Page 40414
Linda Smith,
County Clerk Fee\$ 21⁰⁰