

2000 DEC 12 AM 11:22

MTL 52165  
WARRANTY DEED

Vol. M00 Page 44539

CHRISTINA M. GUTHRIE,

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

WYATT D. LEDBETTER,

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 1 AND 2 IN BLOCK 7 OF BUENA VISTA 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

3809-019CC-04900-000

435078

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 26, 2000

Recorded: February 3, 2000

Volume: M00, page 3623, Microfilm Records of Klamath County, Oregon

BUYER HEREIN AGREES TO ASSUME SAID TRUST DEED, AND SELLER HEREIN IS TO BE HELD HARMLESS THEREFROM.


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 62,500.00.

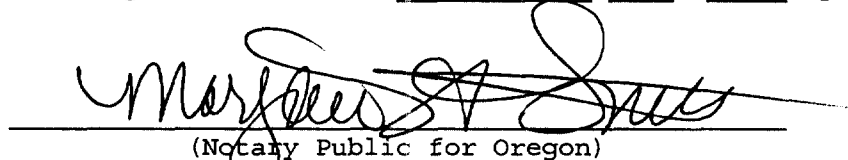
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 581 S. 71ST, SPRINGFIELD, OR 97478

Dated this 5th day of December, 2000.

  
CHRISTINA M. GUTHRIE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 5, 2000 by CHRISTINA M. GUTHRIE.

  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52165-MS

Return to:

WYATT D. LEDBETTER

581 S. 71ST

SPRINGFIELD, OR 97478



State of Oregon, County of Klamath  
Recorded 12/12/00, at 11:22 a. m.  
In Vol. M00 Page 44539  
Linda Smith,  
County Clerk Fee \$ 21.00