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mtc 326A3  
**WARRANTY DEED**

Vol M00 Page 44772

**KEVIN M. BALL,**

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

**CLARENCE WEBER, and JO ANN WEBER, husband and wife,**

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 57 IN BLOCK 1 OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

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:

**SUBJECT TO THE TRUST DEED DATED SEPTEMBER 16, 1995 AND RECORDED ON OCTOBER 16, 1995 IN VOLUME M95 PAGE 28097 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH THE BUYER ASSUMES AND AGREES TO PAY.**

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 **21,500.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **111 QUINCETREE COURT, ROSEBURG, OR 97470**

Dated this 9th day of December 2000.

Kevin M. Ball  
**KEVIN M. BALL**

State of ~~Oregon~~ Washington  
County of Clark

This instrument was acknowledged before me on December 9th, 2000 by **KEVIN M. BALL.**

Linda Smith  
(Notary Public for Oregon)

My commission expires 12 June 2004

ESCROW NO. AP0741986

Return to:

**CLARENCE WEBER  
111 QUINCETREE COURT  
ROSEBURG, OR 97470**

**State of Oregon, County of Klamath  
Recorded 12/13/00, at 3:15 p. m.  
In Vol. M00 Page 44772  
Linda Smith,  
County Clerk Fee \$ 21.00**