

MTC 52863-LW

200 DEC 29 PM 3:13

## WARRANTY DEED

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ALAN B. EARHART and KELLY A. EARHART, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KATHLEEN G. BERKEY, 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 3, BLOCK 49 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. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH INURED THERETO.

217624

3809-028BC-02400

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 114,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 929 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 27<sup>th</sup> day of DECEMBER, 2000.

Alan B. Earhart  
ALAN B. EARHART

Kelly A. Earhart  
KELLY A. EARHART

WASH  
State of Oregon  
County of KLAMATH

Spokane

This instrument was acknowledged before me on December 27, 2000 by ALAN B. EARHART AND KELLY A. EARHART

Theresa Pipe  
(Notary Public for Oregon Washington)  
My commission expires 6-15-2001

ESCROW NO. MT52863-LW

Return to:

KATHLEEN G. BERKEY  
929 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601



State of Oregon

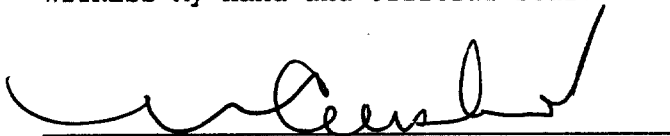
County of Klamath

Dec 28, 2000

Personally appeared the above named Alan B. Earhart,  
and acknowledged the foregoing instrument to be his voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)



Notary Public for Oregon

My Commission expires: 6-19-04



State of Oregon, County of Klamath  
Recorded 12/29/00, at 3:13 p.m.  
In Vol. M00 Page 47135  
**Linda Smith,**  
County Clerk Fee \$ 26.00