

2001 JAN -4 PM 3:19

mtc 52869-ms  
WARRANTY DEED

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GARY L. MURPHY and JACQUE A. MURPHY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GLEN R. SITZ and PATRICIA A. SITZ, 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 20 IN BLOCK 1 OF TRACT 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON

4008-020D0-02800-000

625130

4008-020D0-02900-000

625149

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 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 2152, SAN LEANDRO, CA 94577

Dated this 2nd day of JANUARY, 2001.

  
GARY L. MURPHY

  
JACQUE A. MURPHY

State of CALIFORNIA  
County of MONTEREY

This instrument was acknowledged before me on January 02, 2001 by GARY  
L. MURPHY AND JACQUE A. MURPHY.

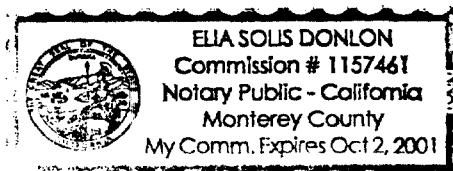
  
(Notary Public)

My commission expires Oct. 2, 2001

ESCROW NO. MT52869-MS

Return to:

GLEN R. SITZ  
P.O. BOX 2152  
SAN LEANDRO, CA 94577



State of Oregon, County of Klamath  
Recorded 01/04/01, at 3:19 p. m.  
In Vol. M01 Page 402  
Linda Smith,  
County Clerk Fee \$ 21.00