

RECORDING COVER SHEET

ASPEN 52095

FOR CONVEYANCES, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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This Space For County Recording Use Only
as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Phillip Seldner

26830 Highway 140 East

Bonanza, OR. 97623

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. GRANTOR, as described in ORS 205.160.

Donald G. Deter and Vernalee B. Deter

3. GRANTEE, as described in ORS 205.160.

Phillip Seldner, an estate in fee simple

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$80,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Phillip Seldner 26830 Highway 140 East Bonanza, OR. 97623

2001 JUN -5 PM 2:45

26A

WARRANTY DEED

ASPEN TITLE ESCROW NO:01052095

AFTER RECORDING RETURN TO:
PHILLIP SELDNER
26820 HIGHWAY 140 EAST
BONANZA, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD G. DETER AND VERNALEE B. DETER, hereinafter called
GRANTOR(S), convey(s) and warrants to PHILLIP SELDNER, AN
ESTATE IN FEE SIMPLE, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

THAT PORTION OF THE W 1/2 E 1/2 NE 1/4 SW 1/4 LYING
SOUTHEASTERLY OF HIGHWAY NO. 140, SECTION 7, TOWNSHIP 38 SOUTH,
RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

CODE 36 & 114, MAP 3811-700, TAXLOT 1100

"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 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and appurtenant upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$80,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of JANUARY, 2001.


DONALD G. DETER


VERNALEE B. DETER

STATE OF Oregon, County of Lake)ss.

On January 3, 2001, personally appeared the above named
Donald G. Deter and Vernalee B. Deter who acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for OREGON
My Commission Expires: 8/18/03



State of Oregon, County of Klamath
Recorded 01/05/01, at 2:45 p. m.
In Vol. M01 Page 555
Linda Smith,
County Clerk Fee\$ 26⁰⁰