

2001 JAN 10 PM 3:21

MTL 52898-TM
WARRANTY DEED

Vol M01 Page 1134

DEBRA A. PADDOCK,

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

GERRIN DEGROOT and KRISTINE WHITE, with the rights of survivorship,

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 19 in Block 6 of TRACT NO. 1091 LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3808-025DD-07700

KEY# 425980

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 172,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1100 LYNNEWOOD BOULEVARD, KLAMATH FALLS, OR 97601

Dated this 8 day of January 2001

Debra A. Paddock
DEBRA A. PADDOCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 8, 2001 by DEBRA A. PADDOCK.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52898-TM

Return to:

GERRIN DEGROOT
1100 LYNNEWOOD BOULEVARD
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 01/10/01, at 3:21 p.m.
In Vol. M01 Page 1134
Linda Smith,
County Clerk Fee \$ 21.00