

2001 JAN 10 PM 3:23

mtc 52484-LW
WARRANTY DEED

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ROBERT KEITH SHIPTON AND SONDR H. SHIPTON, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST AND STEVE H. EVERITT AND JANET D. EVERITT, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST.,

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

LETITIA BUTLER,

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 15 IN BLOCK 301 OF DARROW 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.

3809-033DA-09200-000

615276

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: TRUST DEED DATED AUGUST 21, 1996 AND RECORDED SEPTEMBER 3, 1996, IN VOLUME M96, PAGE 27463, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF THE TRUSTEE OF THE DIXON LIVING TRUST AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 52,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2403 Wautland, Klamath Falls, OR 97601

Dated this 11th day of December, 2000.

Robert Keith Shipton
ROBERT KEITH SHIPTON

Sondra H. Shipton
SONDRA H. SHIPTON

PLEASE SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL SIGNATURES

State of Utah
County of Uintah

This instrument was acknowledged before me on 11 Dec., 2000 by ROBERT KEITH SHIPTON AND SONDR H. SHIPTON

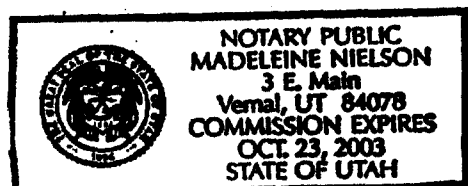
Madeline Nielson
(Notary Public)

My commission expires 10-23-03

ESCROW NO. MT52484-LW

Return to:

LETITIA BUTLER
2403 Wautland
Klamath Falls, OR
97601



26.00 W

Steve H. Everitt
STEVE H. EVERITT
Janet D. Everitt
JANET D. EVERITT
Everitt

STATE OF Idaho SS. December 8, 2000
COUNTY OF Canyon Everitt Evenitt
Personally appeared the above named STEVE H. ~~EVERETT~~ AND JANET D. ~~EVERETT~~
and acknowledged the foregoing instrument to be THEIR voluntary act.

WITNESS My hand and official seal. (seal)

Carolyn D. Ernst
Notary Public
State of Idaho
My Commission expires: 10/04/2001



State of Oregon, County of Klamath
Recorded 01/10/01, at 3:23 p.m.
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Linda Smith,
County Clerk Fee \$ 26.00