

2001 JAN 18 AM 11:11

mtc 52952 -TM  
WARRANTY DEED

Vol. M01 Page 2149

SEAN C. JACKSON and LORI S. JACKSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MICHAEL D. HITSON,

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 10 in Block 10 of TRACT NO. 1152, NORTH HILLS, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

ACCT# 3809-035AA-04200

KEY# 446878


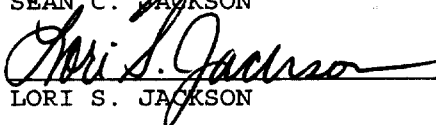
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 135,000.00.

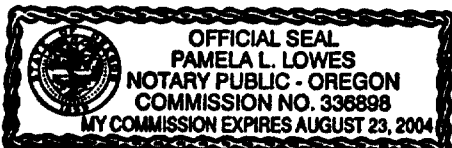
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 544 HAVENCREST COURT, KLAMATH FALLS, OR 97603

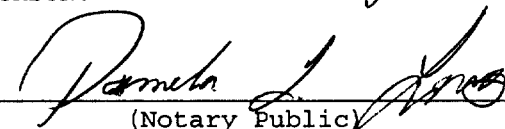
Dated this 17<sup>th</sup> day of January, 2001.

  
SEAN C. JACKSON  
  
LORI S. JACKSON

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on January 17, 2001 by SEAN  
C. JACKSON AND LORI S. JACKSON.



  
(Notary Public)

My commission expires 8/23/04

ESCROW NO. MT52952-TM

Return to:  
MICHAEL D. HITSON  
544 HAVENCREST COURT  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 01/18/01, at 11:11 a.m.  
In Vol. M01 Page 2149  
Linda Smith,  
County Clerk Fee\$ 21.00

21.00M