

2001 JAN 23 PM 2:36



WESTERN
TITLE & ESCROW COMPANY

Vol. M01 Page 2728

WARRANTY DEED -- STATUTORY FORM

KENNETH F. LISENBY and MARIA LISENBY, husband and wife, Grantor,

conveys and warrants to

TIMOTHY L. WAGNER and CARRIE L. WAGNER, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 40 in Block 1 Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 138853 27704

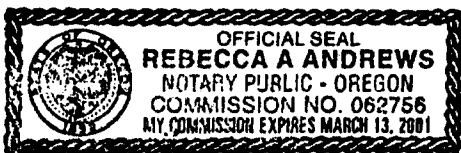
Map/Tax Lot No(s): 2310-36B-2200 M-175196

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$57,500.00 .

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.

Dated this 19 day of January, 2001.



Kenneth F. Lisenby
KENNETH F. LISENBY
Maria Lisenby
MARIA LISENBY

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on January 19, 2001 by KENNETH F. LISENBY AND MARIA LISENBY.

Rebecca A. Andrews
(Notary Public for Oregon)
My commission expires 3-13-2001

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
TIMOTHY AND CARRIE WGNER
83456 RATTLESNAKE ROAD
DEXTER, OR 97431-9754

State of Oregon, County of Klamath
Recorded 01/23/01, at 2:36 p.m.
In Vol. M01 Page 2728
Linda Smith,
County Clerk Fee \$ 21⁰⁰

TITLE NO. K-56457
ESCROW NO. 14-A077101

K21-06