

2001 JAN 23 PM 3:19

mtc 52754-ms

WARRANTY DEED

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ROBERT J. FENNER AND SAMANTHA V. FENNER, WHO ACQUIRED TITLE AS SAMANTHA V. DOWNEY, WITH THE RIGHTS OF SURVIVORSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
COLLIN M. GRANDY and STEVEN D. GRANDY, 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:

UNIT 10766, (PREDDY AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS -
STATE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-03400-90108-000

883670

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 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10766 PREDDY AVENUE, KLAMATH FALLS, OR 97603

Dated this 19th day of January 2001.

Robert J. Fenner

ROBERT J. FENNER

Samantha V. Fenner

SAMANTHA V. FENNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 19, 2001 by
ROBERT J. FENNER AND SAMANTHA V. FENNER.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT52754-MS

Return to:

COLLIN M. GRANDY
10766 PREDDY AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 01/23/01, at 3:19 p. m.
In Vol. M01 Page 2765
Linda Smith,
County Clerk Fee \$ 21.00

21.00