

2001 FEB -1 PM 3:17

MT53019-LW
WARRANTY DEED

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SONDRA L. BURZINSKI,

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

SCOTT PEPPER and TINA M. PEPPER, husband and wife,

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:

LOTS 10 AND 11, BLOCK 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NUMBER 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3811-015AO-4400

469488

3811-015AO-4300

469479

M-151964

60383

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:

"TOGETHER WITH A 1978 SEQUO MOBILE HOME, PLATE #X151964, VIN #248228DS3873, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5946 SEAGULL DR. BONANZA, OR 97623

Dated this 27 day of Jan., 01.

Sondra L. Burzinski
SONDRA L. BURZINSKI

State of Alaska
County of _____

This instrument was acknowledged before me on January 27, 2001 by SONDRA L. BURZINSKI.

Cathleen K. Mikalus
(Notary Public)

My commission expires 9-12-2003

ESCROW NO. MT53019-LW

Return to:

SCOTT PEPPER
5946 SEAGULL DR.
BONANZA, OR 97623

State of Oregon, County of Klamath
Recorded 02/01/01, at 3:17 p.m.
In Vol. M01 Page 4167
Linda Smith,
County Clerk Fee\$ 21.00