

CE 5586

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY C. HEATON and PAMALA A. HEATON, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to grantors paid by DOUGLAS K. WHITSETT, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel No. 2, Klamath County Minor Land Partition No. LP25-95

SUBJECT TO: Easements, rights of way of record and those apparent on the land.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$89,002.32.

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.

In Witness Whereof, the Grantors have executed this instrument this 9 day of January, 1997.

Larry C. Heaton
Larry C. Heaton
Pamala A. Heaton
Pamala A. Heaton

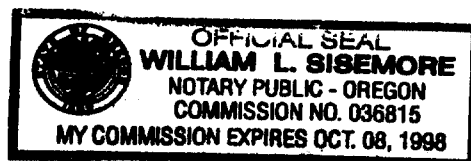
STATE OF OREGON)
County of Klamath) SS

This instrument was acknowledged before me on January 9, 1997, by Larry C. Heaton and Pamala A. Heaton.

William L. Sisemore
Notary Public for Oregon
My Commission Expires: OCT. 08, 1998

After recording, return to:
Douglas Whitsett
23131 N. Poe Valley Rd
Klamath Falls, OR 97603
Until a change is requested,
mail tax stmts to:

same as above



State of Oregon, County of Klamath
Recorded 02/09/01, at 208 P. m.
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Linda Smith,
County Clerk Fee \$ 21-