

MAR 16 2001 3:25 p.m.

mtc S3265-MS  
WARRANTY DEED

Vol M01 Page 10708

DAVID JOHN KRAAN and JOANNE ELIZABETH KRAAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DANIEL T. NYGREN and DOROTHY J. NYGREN, 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:

LOT 7 IN BLOCK 8 OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-031C0-01400-000

500470

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 180,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 342, Keno, OR 97627

Dated this 14th day of March, 2001.

David John Kraan  
DAVID JOHN KRAAN

Joanne Elizabeth Kraan  
JOANNE ELIZABETH KRAAN

State of Oregon  
County of KLAMATH

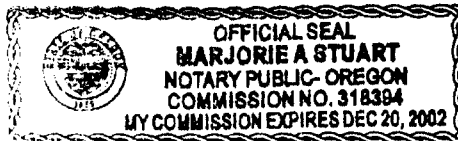
This instrument was acknowledged before me on March 14 2001 by DAVID JOHN KRAAN AND JOANNE ELIZABETH KRAAN.

Marjorie A Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53265-MS

Return to:  
DANIEL T. NYGREN  
P.O. BOX 342  
KENO, OR 97627



State of Oregon, County of Klamath  
Recorded 03/16/01, at 3:25 p. m.  
In Vol. M01 Page 10708  
Linda Smith,  
County Clerk Fee \$ 21.00