

'01 MAR 29 PM 3:25

mtc 53375-TM  
WARRANTY DEED

Vol M01 Page 12747

VERNON A. TOLLIVER and JOHNNIE O. TOLLIVER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES C. RENEAU,

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 5 in Block 1 of Tract No. 1002, LA WANDA HILLS, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon, EXCEPTING THEREFROM that part conveyed to the  
State of Oregon by and through its Department of Transportation, Highway  
Division by instrument recorded April 20, 1989 in Volume M89, page 6662,  
Microfilm Records of Klamath County, Oregon.

ACCT# 3908-014D0-01200

KEY# 497171

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 157,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ,

Dated this 22<sup>nd</sup> day of March, 2001.

Vernon A. Tolliver  
VERNON A. TOLLIVER

Johnnie O. Tolliver  
JOHNNIE O. TOLLIVER

State of Louisiana  
County of Lafayette

This instrument was acknowledged before me on March 22, 2001 by VERNON  
A. TOLLIVER AND JOHNNIE O. TOLLIVER.

[Signature]  
(Notary Public)

My commission expires Upon my death

ESCROW NO. MT53375-TM

Return to:

JAMES C. RENEAU  
5609 Blue Mtn. Dr.  
K. Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 03/29/01, at 3:25 p. m.  
In Vol. M01 Page 12747  
Linda Smith,  
County Clerk Fee \$ 21.00