

'01 APR 26 PM 10:01
GRACE EVANS,

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

SUSAN SORENSON,

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, Block 1, FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, AND Lot 1, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT #3307-V22BB-01500

KEY #75769 (WOP)

ACCT #P027360

KEY #9056

ACCT #3307-V22BB-01400

KEY #75590 (WOP)

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:

RESERVING UNTO THE GRANTOR named above an easement to use the existing driveway to access Grantor's adjacent property described as Lots 1 and 2, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1518 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 20th day of April, 2001.

Ⓢ Grace Evans
GRACE EVANS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 20, 2001 by GRACE EVANS.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/18/2003

ESCROW NO. MT53619-KR

Return to:

SUSAN SORENSON
1518 CRESCENT AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/26/01, at 10:01 A.M.
In Vol. M01 Page 18620
Linda Smith,
County Clerk Fee \$ 21.00