

'01 MAY 1 PM 3:26

MTL 53673 -TM
WARRANTY DEED

Vol M01 Page 19818

GEORGE N. ELLIOTT, AS TO A LIFE ESTATE and CHARLES M. ELLIOTT, AS TO THE
REMAINDER.,

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

DON L. KITCHENS and CAROLYN S. KITCHENS, as tenants by the entirety,

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:

The South 1/2 of TRACT NO. 17, JUNCTION ACRES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT# 3910-007BC-00800

KEY# 590701

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 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 3535 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 27 day of April, 2001.

Charles M. Elliott

CHARLES M. ELLIOTT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 27, 2001 by
CHARLES M. ELLIOTT.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53673-TM

Return to:

DON L. KITCHENS
3535 HIGHWAY 39
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 05/01/01, at 3:26 p.m.
In Vol. M01 Page 19818
Linda Smith,
County Clerk Fee\$ 21.00

21.00