

01 MAY 4 AM 11:14

MTL S3806-MS
WARRANTY DEED

Vol. M01 Page 20456

DAVID MERCER and CAROL MERCER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL S. BADOREK and JULIE L. BADOREK, 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 18 IN BLOCK 14 OF TRACT 1064, FIRST ADDITION TO GATEWOOD, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

3909-014CA-05700-000

574220

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 126,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5001 SOUTHVIEW DRIVE, KLAMATH FALLS, OR 97603

Dated this 2nd day of May, 2001.

David J Mercer
DAVID MERCER
Carol Mercer
CAROL MERCER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 2, 2001 by DAVID
MERCER AND CAROL MERCER.

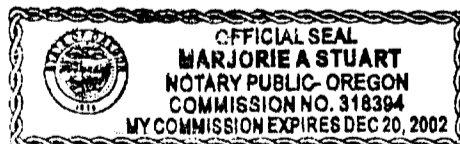
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53806-MS

Return to:

MICHAEL S. BADOREK
5001 SOUTHVIEW DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 05/04/01, at 11:14 a.m.
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Linda Smith,
County Clerk Fee \$ 21⁰⁰