

'01 MAY 17 PM 3:19

MTL 53361-TM  
WARRANTY DEED

Vol M01 Page 22893

HELEN M. EPPERSON,

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

JEFFERY G. FOLLOSE,

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:

Government Lot 8 in Section 31, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

"Together with an easement for ingress, egress and public utilities, recorded June 9, 1999 in Volume M99, Page 22696, and Volume M99, page 22697, Microfilm Records of Klamath County, Oregon, as further described herein.

ACCT# 3911-00000-08300

KEY# 605072

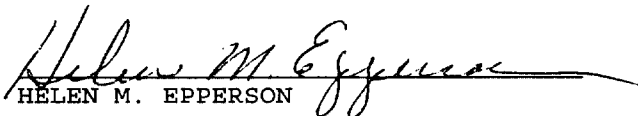
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 65,000.00.

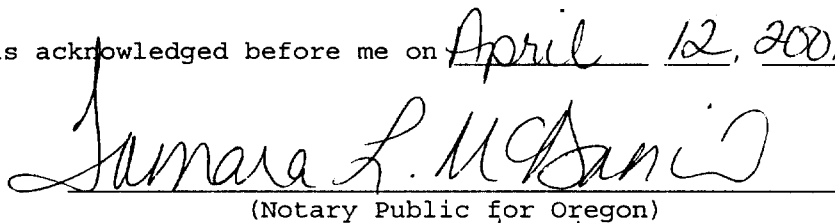
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1721 SHAWNA CT., KLAMATH FALLS, OR 97603

Dated this 12<sup>th</sup> day of April, 2001.

  
HELEN M. EPPERSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 12, 2001 by HELEN M. EPPERSON.

  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53361-TM

Return to:

JEFFERY G. FOLLOSE  
1721 SHAWNA COURT  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 05/17/01, at 3:14 p. m.  
In Vol. M01 Page 22893  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

21.00 ✓