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mtc 53834-ms

WARRANTY DEED

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JEFFREY H. SANDERS, who acquired title as JEFF SANDERS
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY H. SANDERS and ROCHELLE SANDERS, 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 S 1/2 OF LOT 6, BLOCK 3, SECOND ADDITION TO ALTAMONT ACRES, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE EASTERLY 5 FEET THEREOF
CONVEYED FOR ROAD PURPOSES IN VOLUME 362, AT PAGE 563, DEED RECORDS OF
KLAMATH COUNTY, OREGON.

3909-010DC-02100-000 546350

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 .00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4804 COTTAGE AVE, KLAMATH FALLS, OR 97603

Dated this 8th day of June, 2001.

Jeffrey H. Sanders
JEFFREY H. SANDERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8 2001 by
JEFFREY H. SANDERS.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53834-MS

Return to:
JEFFREY H. SANDERS
4804 COTTAGE AVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 06/13/01, at 11:12 a.m.
In Vol. M01 Page 28038
Linda Smith,
County Clerk Fee\$ 21⁰⁰