

'01 JUN 15 AM 11:21

mtc 84220  
WARRANTY DEED

Vol M01 Page 28472

JAMES A. DURBIN,

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

CHARLES E. DEFOE, JR. and JUDITH A. MCGEE DEFOE, 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:

ALL THAT PORTION OF THE SE1/4SW1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHWESTERLY OF CRESCENT CREEK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THAT PORTION DEEDED TO FREDERICK E. KERNS, ET UX, IN BOOK 346 AT PAGE 343, DEED RECORDS.

2407-007C0-01600-000

KEY NO. 146700

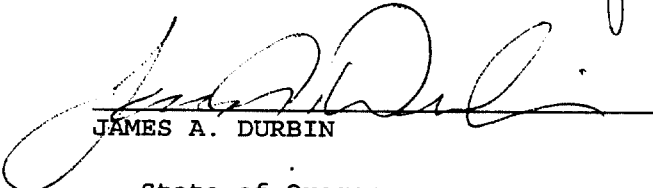
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

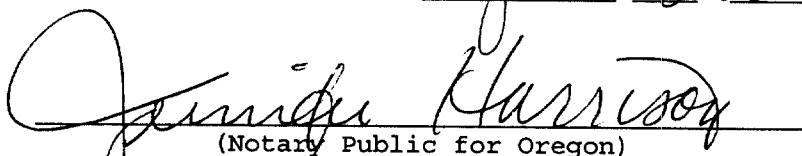
Dated this 8 day of June, 2001.

  
JAMES A. DURBIN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 8, 2001 by JAMES A. DURBIN.



  
(Notary Public for Oregon)

My commission expires 11/13/01

ESCROW NO. SR035919JH

Return to:

CHARLES E. DEFOE, JR.

State of Oregon, County of Klamath  
Recorded 06/15/01, at 11:21 a. m.  
In Vol. M01 Page 28472  
Linda Smith,  
County Clerk Fee \$ 21.00