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mtc 53810-LW
WARRANTY DEED

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AUSTIN P. DECKER and SHANNON L. DECKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN SCHWIND and JENNIFER SCHWIND, 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:

THE EASTERLY 63 FEET OF LOT 9 AND THE EASTERLY 63 FEET OF THE SOUTH ONE
HALF OF LOT 10 OF SHIVES ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3809-029CD-02100

367301

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 60,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1005 PROSPECT STREET, KLAMATH FALLS, OR,

Dated this 18 day of June, 2001.

Austin P. Decker
AUSTIN P. DECKER

Shannon L. Decker
SHANNON L. DECKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 18, 2001 by
AUSTIN P. DECKER AND SHANNON L. DECKER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/03

ESCROW NO. MT53810-LW

Return to:
JOHN SCHWIND
1005 PROSPECT STREET
KLAMATH FALLS, OR,



State of Oregon, County of Klamath
Recorded 06/20/01, at 3:15 p. m.
In Vol. M01 Page 29682
Linda Smith,
County Clerk Fee\$ 21⁰⁰

21.00 m