

01 JUN 21 PM3:34

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WARRANTY DEED

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29923

NANCY STEIN, SUCCESSOR TRUSTEE OF THE WILLIAM & WILMA HICKS FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PHILLIP D. ALEXANDER and JULIE A. ALEXANDER, 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 W1/2 OF THE EAST 1/2 OF LOT 4 IN BLOCK 6, KLAMATH FALLS FOREST
ESTATES SYCAN UNIT, ALSO DESCRIBED AS LOT 4C, BLOCK 6, SYCAN UNIT,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

3313-02900-00900-000

180084

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 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 95, ELK CREEK, CA 95939

Dated this 18th day of JUNE, 2001

NANCY STEIN, SUCCESSOR TRUSTEE OF THE
WILLIAM & WILMA HICKS FAMILY TRUST

BY: Nancy Stein SUCCESSOR TRUSTEE
NANCY STEIN, SUCCESSOR TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

} ss.

On JUNE 18th, 2001 before me, Kenneth M. Francis, Notary Public
personally appeared NANCY STEIN, SUCCESSOR TRUSTEE OF THE WILLIAM AND WILMA
HICKS FAMILY TRUST personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he executed the same in
her authorized capacity(ies), and that by her signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Kenneth M. Francis



ESCROW NO. MT54165-MS

Return to:

PHILLIP D. ALEXANDER
P.O. BOX 95
ELK CREEK, CA 95939

State of Oregon, County of Klamath
Recorded 06/21/01, at 3:34 p.m.
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Linda Smith,
County Clerk Fee \$ 21.-

21.00 M