

'01 JUN 28 PM3:14

MTL 53417-KR
WARRANTY DEED

Vol M01 Page 31296

RODNEY B. COMER and ANNETTE M. COMER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARK X. WILSON, a single man

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:

Lot 25 in Block 5 of Tract No. 1003, THIRD ADDITION TO MOYINA, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT #3809-036DC-02700

KEY #453413

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 145,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6732 EBERLEIN AVENUE, KLAMATH FALLS, OR 97603

Dated this 27th day of June, 2001.

Rodney B. Comer
RODNEY B. COMER

Annette M. Comer
ANNETTE M. COMER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 27, 2001 by
RODNEY B. COMER & ANNETTE M. COMER.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT53417-KR

Return to:

MARK X. WILSON
6732 EBERLEIN AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/28/01, at 3:14 P. m.
In Vol. M01 Page 31296
Linda Smith,
County Clerk Fee\$ 21.00