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MTL S3948-MS

WARRANTY DEED

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ARNOLD J. COTTRELL and ANGELA M. COTTRELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK A. KNUST and LINDA J. KNUST, 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:

LOT 5 IN BLOCK 16 OF EIGHTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3909-012CA-01500

563287

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 159,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3833 LA MARADA WAY, KLAMATH FALLS, OR 97603

Dated this 17 day of July, 2001.

Arnold J. Cottrell
ARNOLD J. COTTRELL

Angela M. Cottrell
ANGELA M. COTTRELL

State of Hibbigan
County of Eaton adjoining in Ingham

This instrument was acknowledged before me on July 17, 2001 by ARNOLD
J. COTTRELL AND ANGELA M. COTRELL.

DEBORAH A YENSEN
Notary Public, Eaton County, MI
My Commission Expires Nov 3, 2004

Deborah A. Jensen
(Notary Public)

My commission expires 11/03/04

ESCROW NO. MT53948-MS

Return to:
MARK A. KNUST
3833 LA MARADA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/19/01 at 11:17a m.
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Linda Smith,
County Clerk Fee \$ 21.00