

01 JUL 26 PM3:24

MTL 54559-m

WARRANTY DEED

Vol. M01 Page 37213

DONALD B. KEGEL and SANDRA K. KEGEL, as tenants by the entirety,

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

CAROL J. HADDEN,

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 4 IN BLOCK 5 OF FIRST ADDITION TO CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-012CC-02300-000

564507

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 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5609 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 26th day of July, 2001.

Donald B Kegel
DONALD B. KEGEL

Sandra K. Kegel
SANDRA K. KEGEL

State of Oregon
County of KLAMATH

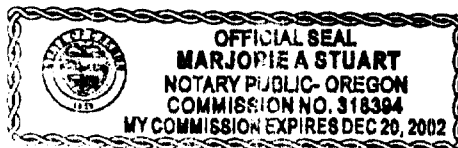
This instrument was acknowledged before me on July 26, 2001 by DONALD B. KEGEL AND SANDRA K. KEGEL.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54559-MS

Return to:
CAROL J. HADDEN
5609 VILLA DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 07/26/01 at 3:24 p.m.
In Vol. M01 Page 37213
Linda Smith,
County Clerk Fee \$ 21.00