

mtc 54673-ms
WARRANTY DEED

Vol M01 Page 41187

LORRAINE JETER AKA LORRAINE F. JETER,

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

CHRISTINA L. NELSON,

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 776, BLOCK 106, MILLS 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

3809-033DB-07100-000

612750

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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9808 TINGLEY LANE, KLAMATH FALLS, OR 97603

Dated this 9th day of August, 2001.

Lorraine Jeter
LORRAINE JETER

State of Nevada
County of _____

This instrument was acknowledged before me on August 9, 2001 by
LORRAINE JETER.

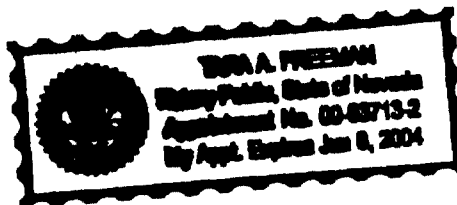
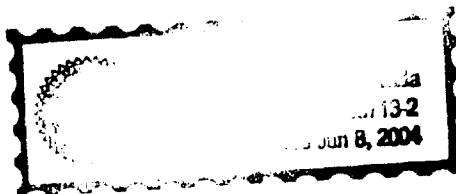
[Signature]
(Notary Public)

My commission expires 6/8/04

ESCROW NO. MT54673-MS

Return to:

CHRISTINA L. NELSON
9808 TINGLEY LANE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 08/15/01, at 3:16 P m.
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Linda Smith,
County Clerk Fee 21.00