

'01 AUG 28 PM3:18

mtc54728-LW  
WARRANTY DEED

Vol M01 Page 43866

HOWARD E. HVALL and SHIRLEY A. HVALL, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL R. PAXTON and <sup>NICHOLE</sup> NICOLE D. PAXTON, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-012AA-00300-000 559238  
3909-012AA-00201-000 786260

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 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3026 WESTERN STREET, KLAMATH FALLS, OR 97603

Dated this 24 day of August, 2001.

Howard E. Hvall  
HOWARD E. HVALL

Shirley A. Hvall  
SHIRLEY A. HVALL

State of Oregon  
County of KLAMATH

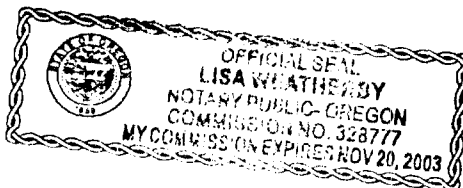
This instrument was acknowledged before me on August 24 2001 by  
HOWARD E. HVALL AND SHIRLEY A. HVALL.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT54728-LW

Return to:  
MICHAEL R. PAXTON  
3026 WESTERN STREET  
KLAMATH FALLS, OR 97603



43867

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 28 and 29, HIGHLAND PARK Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 29; thence South a distance of 100 feet along the West boundary of Lot 29 to the true place of beginning; thence South along said West boundary of Lot 29 a distance of 50 feet; thence Easterly a distance of 80 feet to the West boundary of Lot 28 and continuing Easterly a distance of 80 feet across said Lot 28 to the East boundary of Lot 28; thence North 50 feet along said East boundary of Lot 28; thence West 80 feet across said Lot 28 to the West boundary of Lot 28, and continuing West a distance of 80 feet across Lot 29 to the true place of beginning.

PARCEL 2

The South 50 feet of Lots 28 and 29 of HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 08/28/01 at 3:18 p. m.  
In Vol. M01 Page 43866  
*Linda Smith,*  
County Clerk Fee\$ 26<sup>00</sup>