

'01 SEP 26 PM3:12

MTL 55098-KR  
WARRANTY DEED

Vol. MQ1 Page 49095

SUZANNE V. DUCAT,

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

KEVIN C. DAVIS,

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 1 in Block 17 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3809-029BB-06000

KEY #184829

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 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5429 REEDER ROAD, KLAMATH FALLS, OR 97603

Dated this 26<sup>th</sup> day of September, 2001

  
SUZANNE V. DUCAT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2001 by  
SUZANNE V. DUCAT.



  
(Notary) Public for Oregon)

My commission expires

11/16/2003

ESCROW NO. MT55098-KR

Return to:

KEVIN C. DAVIS  
5429 REEDER ROAD  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 09/26/01 at 3:12 p. m.  
In Vol. M01 Page 49095  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>