

'01 SEP 28 AM 11:05

MT 54988 -LB
WARRANTY DEED

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LESLIE HUFFMAN and RANDOLPH HUFFMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHIRON STEWART and Bobby JOYNER, with the rights of survivorship,
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 38 of OLD ORCHARD MANOR 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.

ACCT3809034CB04500

KEY #443997

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 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1023 ALANDALE STREET, KLAMATH FALLS, OR 97603

Dated this 26 day of September, 2001.

Leslie Huffman
LESLIE HUFFMAN

Randolph Huffman
RANDOLPH HUFFMAN



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 26, 2001 by
LESLIE HUFFMAN AND RANDOLPH HUFFMAN

[Signature]
(Notary Public for Oregon)
My commission expires 8/5/03

ESCROW NO. MT54988-LB

Return to:
SHIRON STEWART
1023 ALANDALE STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/28/01 at 11:05 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00