

'01 OCT 16 PM 3:21

MT55203-LW

WARRANTY DEED

Vol. M01 Page 52701

STEPHEN R. PORTER and RITA R. PORTER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GREGORY E. WALLACE and NANCY L. HEIBERG, 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:

THE S1/2 NW1/4 SE1/4 NE1/4, SECTION 17, TOWNSHIP 31 SOUTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3107-01700-01400-000

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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 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 515 COLLINS CREST, GLADSTONE, OR 97027

Dated this 12th day of Oct., 2001.

Stephen R. Porter
STEPHEN R. PORTER

Rita R. Porter
RITA R. PORTER

State of Colorado
County of LaRimer

This instrument was acknowledged before me on Oct. 12, 2001 by
STEPHEN R. PORTER AND RITA R. PORTER.

Dawn Owens
(Notary Public)

My commission expires 5/25/04

ESCROW NO. MT55203-LW

Return to:
GREGORY E. WALLACE
515 COLLINS CREST
GLADSTONE, OR 97027

State of Oregon, County of Klamath
Recorded 10/16/01 at 3:21 p. m.
In Vol. M01 Page 52701
Linda Smith,
County Clerk Fee\$ 21⁰⁰

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