

'01 OCT 19 AM 11:17

mtc SS428-LW  
WARRANTY DEED

Vol. M01 Page 53143

JOHN CHAVARRIA,

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

PHILIP M. SHARPE,

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 7 IN BLOCK 1 OF TRACT 1189-MISTY MOUNTAIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

R700398  
M716130

4007 001A0-00600-000  
M-170059

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:

"TOGETHER WITH A 1980 DIPLO MOBILE HOME, PLATE #X170059, VIN #9550, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1409 SE BOOTH AVE, ROSEBURG, OR 97470

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

John Chavarria  
JOHN CHAVARRIA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 18, 2001 by JOHN CHAVARRIA.



Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

ESCROW NO. MT55428-LW

Return to:

PHILIP M. SHARPE  
1409 SE BOOTH AVE  
ROSEBURG, OR 97470

State of Oregon, County of Klamath  
Recorded 10/19/01 at 11:17 a m.  
In Vol. M01 Page 53143  
Linda Smith,  
County Clerk Fee\$ 21.00