

01 NOV 26 AM 11:39

MT55562-MS
WARRANTY DEED

Vol M01 Page 60026

TRUSTEE OF THE ROBERT HALE NETTLETON IRREVOCABLE TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JANET MARIE NETTLETON,
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 12 AND 13 IN BLOCK 35 OF HOT SPRINGS 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.**

KEY #217143

3809-028BC-06200-000

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 \$.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1041 ELDORADO AVE., KLAMATH FALLS, OR 97601

Dated this 20th day of November, 2001.

TRUSTEE OF THE ROBERT HALE NETTLETON
IRREVOCABLE TRUST
BY: Janet Marie Nettleton
JANET MARIE NETTLETON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 20 2001 by JANET
MARIE NETTLETON, TRUSTEE OF THE ROBERT HALE NETTLETON IRREVOCABLE TRUST.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55562-MS

Return to:
JANET MARIE NETTLETON
1041 ELDORADO AVE.
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 11/26/01 11:39 a. m.
In Vol. M01, Page 60026
Linda Smith, County Clerk
Fec \$ 21.00 # of Pgs 1