

3849

08-02-95P03:44 RCVD

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## WARRANTY DEED

MTC 35913 MD

CARLA E. MORGADO,

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

MICHAEL A. MC DONNELL and JULIE A. MC DONNELL, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

TRUST DEED RECORDED JANUARY 3, 1989 IN VOLUME M89, PAGE 67, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF SOUTH VALLEY STATE BANK.

THE GRANTEEES HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL THE TRUST DEED DESCRIBED ABOVE AND ANY AND ALL DELINQUENT TAX PAYMENTS.

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.

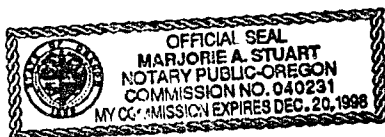
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4047 DOUGLAS AVE., KLAMATH FALLS, OR 97601

Dated this 2nd day of Aug. 1995Carla E. Morgado  
CARLA E. MORGADO

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Aug 2 19 95COUNTY OF KlamathPersonally appeared the above named Carla E. Morgadoand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Marjorie A. StuartNotary Public for OregonMy commission expires 12/20/98

(seal)

Return to:

MICHAEL A. MC DONNELL  
4047 DOUGLAS AVE.  
KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 5 and 6 in Block 63 of NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Easterly line of 8th Street 40 feet Southeasterly from the most Westerly corner of Lot 5 said Block 63; thence 40 feet Southeasterly along the Easterly line of 8th Street; thence 82.10 feet Northeasterly and parallel to Grant Street; thence 40 feet Northwesterly and parallel to 8th Street; thence Southwesterly 82.10 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day  
of August A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 20430.

FEE \$35.00

By Bernetha G. Letsch County Clerk