

MTC 36559KR

WARRANTY DEED

SAM W. MOORE and ROBERT ANDREWS, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey JAMES L. MC CASHEN and RAE LYN MAE MC CASHEN, 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:

Lot 9 in Block 3 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1963 ELCAR Mobile Home, Oregon License #X78241, Serial #84470, which is firmly affixed to the real property described herein.

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:

SUBJECT TO: Trust Deed dated November 1987, recorded November 17, 1987 in Volume M87, page 20820, Microfilm Records of Klamath County, Oregon in favor of Francisco Garcia Villegas, Beneficiary which the above named Grantees DO NOT agree to assume nor pay and the aboved named Grantors agree to hold Grantees harmless therefrom.

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: HC 61 BOX 1271, LA PINE, OR 97739

Dated this 31st day of October, 19 95

X Sam W Moore
SAM W. MOORE

X Robert Andrews
ROBERT ANDREWS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. October 31 19 95

Personally appeared the above named _____

SAM W. MOORE and ROBERT ANDREWS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Joanne MacDonald
Notary Public for Oregon

My commission expires 11-23-98

Return to:

JAMES L. MC CASHEN
HC 61 BOX 1271
LA PINE OR 97739

