

WARRANTY DEED

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MTC 37010 KR

MINNIE E. MCKINNON,

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

PATRICK JOSEPH NOONAN, SR., as an individual

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:

Lots 1,2, 3 and 4 in Block 38 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Sunrise Street, vacated by Commissioner's Order recorded February 11, 1981 in M81-2111, which inured thereto.

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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1878 Nelrose St. Klamath Falls OR 97601

Dated this 5 day of January, 1996

Minnie E. McKinnon
MINNIE E. MCKINNON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. January 5 19 96
COUNTY OF Klamath
Personally appeared the above named Minnie E. McKinnon

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Legget - Weatherby

Notary Public for Oregon

My commission expires 11/20/99

Return to:

PATRICK JOSEPH NOONAN, SR.

1878 Nelrose St

Klamath Falls OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Co

on this 8th day of Jan A.D. 19 96
at 10:50 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 579

Bernetha G. Esch County Clerk

By Lisa Legget

Deputy.

Fee. \$30.00