

'96 MAR 27 P3:37

STATE OF OREGON.
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01044475

AFTER RECORDING RETURN TO:
Mr. and Mrs. James O. Conrad1804 Carlson Drive
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 27th day of March A.D. 19 96
at 3:37 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 8560
Bernetha G Letsch, County Clerk
By Cheryl Russell Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

MARLIN D. MC ALLISTER and RAE A. MC ALLISTER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES O. CONRAD and
B. PAULINE CONRAD, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Southeasterly 68 feet of Lot 5, and the Northwesterly 17.9
feet of Lot 6, WINEMA GARDENS, in the County of Klamath, State
of Oregon.

Code 143, Map 3909-1BA, Tax Lot 600

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$108,600.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of March, 1996.

Marlin D. McAllister
MARLIN D. MC ALLISTER

Rae A. McAllister
RAE A. MC ALLISTER

STATE OF OREGON, County of Klamath)ss.

On March 26, 1996, personally appeared Marlin D.
McAllister and Rae A. McAllister, who acknowledged the
foregoing to be their voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

