

17187

WARRANTY DEED

Vol. M96 Page 12075

MTC 37759DS

ROBERT J. MC CARTHY and LAURIE K. MERCIER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
LORI A. JAMES,

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 29 in Block 21, OREGON SHORES SUBDIVISION - UNIT 2, TRACT 1113,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 34235 GLEN DR., CHILOQUIN, OR 97624

Dated this 27 day of April, 19 96

Robert J. McCarthy
ROBERT J. MC CARTHY

Laurie K. Mercier
LAURIE K. MERCIER

NOTARY ACKNOWLEDGEMENT

STATE OF Washington ss. April 27 19 96
COUNTY OF Clark

Personally appeared the above named ROBERT J. MC CARTHY
AND LAURIE MERCIER

and acknowledged the foregoing instrument to be this voluntary act.

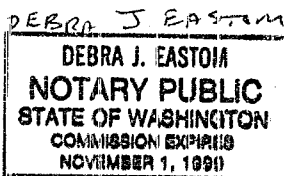
Before me:

Debra J. Easton

Notary Public for Washington

My commission expires Nov 1, 1999

(seal)



ESCROW NO. MT37759-DS

Return to:

LORI A. JAMES
34235 GLEN DR.
CHILOQUIN, OR 97624

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 30th day of April A.D. 19 96
at 11:55 o'clock A M. and duly recorded
in Vol. M96 of Tracts Page 12075.
Bernetha G Letsch, County Clerk
By Debra J. Easton
Fee, \$30.00 Deputy.

96 APR 30 AM 11:55