

20327

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044744

AFTER RECORDING RETURN TO:

MR. TERRY MCGRATH
535 LOWELL STREET
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

LORRI A. CARTER, hereinafter called GRANTOR(S), convey(s) to
TERRY M.P. MCGRATH, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The East 40 feet of Lots 5 and 6, Block 56, LAKEVIEW ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-29AB TAX LOT 2500

"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,

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 \$41,000.00.

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 14 day of June 1996.

X [Signature]
LORRI A. CARTER

STATE OF OHIO, County of Franklin) ss.

On this 14 day of June, 1996,

Personally appeared the above named LORRI A. CARTER and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me:
Notary Public for OHIO
My Commission Expires:

[Signature]
Steven C. Carroll
Notary Public, State of Ohio
Commission Expires September 19, 2000
Resides in Franklin County

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 24th day of June A.D., 19 96
at 11:43 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 18711
Bernetha G. Letch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

96 JUN 24 AM 11:43