

MTC39119KR

ETHEL E. MANLEY,

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

ROBERT T. MC GINNIS and DARLENE MC GINNIS, 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 4 IN BLOCK 40 OF KLAMATH FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2,  
FALLS  
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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 304 E. REED STREET, COVINA, CA

Dated this 18th day of Sept., 1996

Ethel E. Manley  
ETHEL E. MANLEY

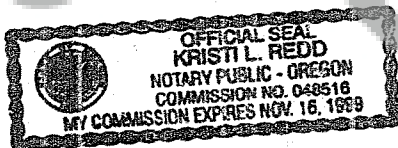
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. Sept. 18 19 96COUNTY OF Klamath

Personally appeared the above named

ETHEL E. MANLEY

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kristi L. Redd  
Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT39119-KR

Return to:

ROBERT T. MC GINNIS  
304 E. REED STREET  
COVINA, CA

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of October A.D., 19 96 at 3:46 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 31334

Bernetha G. Letsch  
By Kathleen Kozel County Clerk

FEE \$30.00