

29008

JUL 27 AM 11:33

Vol. m96 Page 37274

NHC 30932KR WARRANTY DEED

TIMOTHY CLARK,

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

GLEN J. MC GUIRE & PATRICIA J. MC GUIRE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND ALLAN L. CRAIGMILES & JANE A. CRAIGMILES, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST,

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 534, Block 127, MILLS ADDITION to the City of Klamath 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:

SUBJECT TO: Trust Deed dated June 22, 1977 and recorded June 23, 1977 in
Volume M77, page 11057, Microfilm Records of Klamath County, Oregon in
favor of Klamath First Federal Savings and Loan Association who
subsequently assigned their interests to Jackson County Federal Savings
and Loan Association, as Beneficiary; and Trust Deed dated October 11,
1994 and recorded October 28, 1994 in Volume M94, page 33590, Microfilm
Records of Klamath County, Oregon in favor of Western American Exchange
Corporation who subsequently assigned to Eugene G. Ferguson who
subsequently assigned to National Note, Inc. who subsequently assigned to
William B. Jacobs and Jacquelyn L. Jacobs, as Beneficiary. The Grantees
named herein hereby agree to assume and pay in full both of the above
described Trust Deeds securing debts therein mentioned.

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.

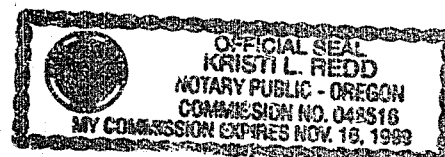
The true and actual consideration for this conveyance is \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 815 WASHBURN WAY, KLAMATH FALLS, OR 97603

Dated this 20th day of November, 19 96

Timothy Clark
TIMOTHY CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. November 20 19 96COUNTY OF KLAMATH

Personally appeared the above named _____

TIMOTHY CLARKand acknowledged the foregoing instrument to be his voluntary act.

UPON RECORDING RETURN TO:
GLEN J. MC GUIRE et al.
815 WASHBURN WAY
KLAMATH FALLS OR 97603

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39932-KR

35-

