

MTC 40333 MS WARRANTY DEED

MARGARET M. TERNUS,

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

CLAUD O. REID, an unmarried man,

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:

LOTS 11, 12 AND 13 IN BLOCK 6 OF ST. FRANCIS PARK, 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 \$ 48,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 66, MERRILL OR 97633

Dated this 10 day of January, 1997

Margaret M. Ternus
MARGARET M. TERNUS

STATE OF Colorado SS.

COUNTY OF Elbert

11/10
1997

Personally appeared the above named Margaret M. Ternus

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kelli L. Johnson

Notary Public for CCFSB

My commission expires 5-28-00

(seal)

ESCROW NO. MT40333-MS

Return to:

CLAUD O. REID

PO BOX 66

MERRILL, OR 97633

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of January A.D. 1997 at 11:18 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 1210

FEE \$30.00

Bernice G. Letsch, County Clerk
by Kathleen Rose