

32947

MTC 40433KR
WARRANTY DEEDVol. M97 Page 4729CLELAND REID, JR. AS
TRUSTEE OF THE MGM TRUST,

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

WILLIAM S. NEWELL and KATHY M. NEWELL, as tenants by the entirety,

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 3 in Block 8 of FAIRVIEW 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 a Trust Deed recorded on October 12, 1994 in Volume M94, page
31842, Microfilm Records of Klamath County, Oregon in favor of Ralph E.
Patterson, as Beneficiary. The above named Grantees hereby agree to
assume and pay, according to its terms, the Trust Deed described herein.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 \$ 26,500.00.Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO Box 273 Keno OR 97627Dated this 6 day of February, 1997.

TRUSTEE OF THE MGM TRUST

BY Cleland Reid, Jr. TRUSTEE
CLELAND REID, JRSTATE OF IDAHO, County of BONNER) ss.This instrument was acknowledged before me on February 6, 1997by Cleland Reid, Jr.as Trusteeof the MGM TrustNotary Public of IDAHOMy commission expires 2/18/2000

ESCROW NO. MT40433-KR

Return to:

WILLIAM S. NEWELL

PO Box 273

Keno OR 97627

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the 18th day
of February A.D., 1997 at 11:19 o'clock A. M., and duly recorded in Vol. M97
of _____ Deeds _____ on Page 4729

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose

97 FEB 18 AM 1:19

