

36830

MTC 41189-SD Vol 1097 Page 12989
WARRANTY DEED

CLIFFORD G. MC BRIDE and PATRICIA M. MC BRIDE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
JON LESLIE DENNIS and LORRAINE ARNETTE DE LATEUR, 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:

LOTS 5 AND 6 IN BLOCK 30 OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 \$ 155,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1855 CALHOUN STREET, KLAMATH FALLS, OR 97601

Dated this 28 day of April, 1997.

Clifford G. Mc Bride
CLIFFORD G. MC BRIDE

Patricia M. Mc Bride
PATRICIA M. MC BRIDE

STATE OF OREGON

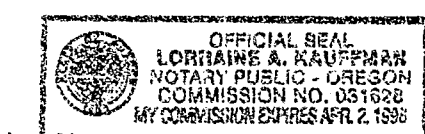
ss. April 28 1997

COUNTY OF Manion

Personally appeared the above named CLIFFORD G. MC BRIDE and

PATRICIA M. MC BRIDE

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Lorraine A. Kauffman
Notary Public for Oregon
My commission expires 4/02/98

ESCROW NO. MT41189-SD

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

JON LESLIE DENNIS
1855 CALHOUN STREET
KLAMATH FALLS, OR 97601

Amerititle

on this 29th day of April A.D., 1997
at 3:24 o'clock P. M. and duly recorded
in Vol. 1097 of Deeds Page 12989

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy