38656

MTC [illegible] Vol M97 Page 16993

WARRANTY DEED

ERNEST DEAN MC GIRR and MARY SEAN MC GIRR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
SUZANNE DURRETT,
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 35 IN BLOCK 3, TRACT 1065, IRISH BEND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

97 JUN -3 P3:26

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 $ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2141 Radcliffe Avenue, Klamath Falls, OR 97601

Dated this 29th day of May, 1997

Ernest Dean McGirr
ERNEST DEAN MC GIRR

Mary Sean McGirr
MARY SEAN MC GIRR

STATE OF Oregon
COUNTY OF Klamath ss. May 29 1997

Personally appeared the above named Ernest Dean Mc Girr and Mary Sean Mc Girr

and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 040251
MY COMMISSION EXPIRES DEC. 20, 1998
(seal)

Before me,
Marjorie A Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT41139-MS

Return to:
SUZANNE DURRETT
2141 Radcliffe Avenue
Klamath Falls, OR 97601

STATE OF OREGON: County of Klamath ss.
Filed for record at request of
Amerititle
on this 3rd day of June A.D. 1997
at 3:26 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 16993
Bernetha G. Letsch, County Clerk
By Kathleen Ross
Deputy.
Fee $30.00