

41158

MTC 41810-LW  
WARRANTY DEEDVol. M97 Page 22450

DANIEL J. CAVANAUGH and ANN L. HILTON-CAVANAUGH, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
TERRENCE J. SCROGGIN AND LYN B. SCROGGIN, HUSBAND AND WIFE AND JENNIFER  
SCROGGIN ALL WITH RIGHTS OF SURVIVORSHIP.,  
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:

The Southeasterly 50 feet of Lot 1 in Block 47 of FIRST 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, being a parcel  
50 feet wide along Fifth Street and 53.2 feet deep at right angles to  
said Fifth Street.

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 JULY 13, 1992 RECORDED JULY 17, 1992, VOLUME  
M92, PAGE 15797, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION AS BENEFICIARY. THE  
ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND  
THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 \$ 57,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 147 RIDGECREST, KLAMATH FALLS, OR 97601

Dated this 16 day of July, 1997.

[Signature]  
DANIEL J. CAVANAUGH

[Signature]  
ANN L. HILTON-CAVANAUGH

STATE OF Oregon ss. July 16 1997  
COUNTY OF Klamath  
Personally appeared the above named Daniel J. Cavanaugh  
& Ann L. Hilton-Cavanaugh  
and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day  
of July A.D., 19 97 at 3:28 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 22450.

FEE \$30.00

By Bernetha G. Leisch, County Clerk  
[Signature]