MTC, 42214-KP Vol. M97 Page 28627 WARRANTY DEED

ERNEST R. SESSOM & DORIS C. SESSOM, TRUSTEES OF THE ERNEST R. SESSOM TRUST AND ERNEST R. SESSOM & DORIS C. SESSOM, TRUSTEES OF THE DORIS C. SESSOM TRUST, EACH AS TO AN UNDIVIDED 1/2 INTEREST,

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

THE GUN STORE, A PARTNERSHIP CONSISTING OF NEIL B. DREW, HOLLY DREW, DEBORAH MC

GRARY AND CRAIG MC GEARY,
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 5 in Block 79 of KLAMATH 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: 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 \$ 106,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,808 Klamath Avenue, Klamath Falls, OR 97601

Dated this 20 day of August , 19 97

THE ERNEST R. SESSOM TRUST	
BY Mes Palessam ERNEST R. SESSOM	TRUSTEE
DORIS C. SESSOM	TRUSTEE
THE DORIS C. SESSOM TRUST	
DORIS C. SESSOM	TRUSTEE
BY JAMEST R. SESSOM	TRUSTEE

STATE OF OREGON SS. August 20 19 97

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT42214-KR

Return to: THE GUN STORE, A PARTNERSHIP 808 Klamath Avenue Klamath Falls, OR 97601

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at reques	t ofAmeritit1		20.1	
of	August		o'clock P. M.,	the 29th and duly recorded in Vol. M97	day
FEE	\$35.00		// B	Beynetha G. Letsch, County Clerk	

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