



44589

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'97 SEP -3 P3:30

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046654

AFTER RECORDING RETURN TO:

KENNETH B. MC MAHAN

4419 Clinton
Klamath Falls, OR. 97603

Aspen Title & Escrow

on this 3rd day of Sept. A.D., 1997
at 3:30 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 28942

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross

Fee, \$10.00

Deputy:

PETER M. SHEPHERD and DEBRA M. SHEPHERD, husband and wife,
hereinafter called GRANTOR(S), convey(s) to KENNETH B. MC MAHAN,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 3 in Block 3 of FIRST ADDITION TO BUREKER PLACE, in the
County of Klamath, State of Oregon.

Code 41, Map 3909-11CB, Tax Lot 3300

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"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$78,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 2nd day of September, 1997.Peter M. Shepherd
PETER M. SHEPHERDDebra M. Shepherd
DEBRA M. SHEPHERD

STATE OF OREGON, County of Klamath)ss.

On September 3, 1997, personally appeared Peter M. Shepherd
and Dera M. Shepherd who acknowledged the foregoing instrument
to be their voluntary act and deed.Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001