

37 SEP 29 AM 1:47

45984

Vol. 1997 Page 31681
WARRANTY DEED

DAVID R. WARRENBURG,

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

RYAN K. MC AULIFFE and AMIE G. M. MC AULIFFE, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

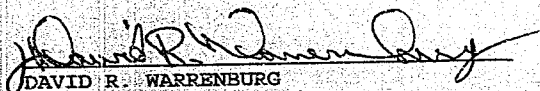
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 97,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 383, Merrill, OR 97633

Dated this 26th day of September, 19 97


DAVID R. WARRENBURG

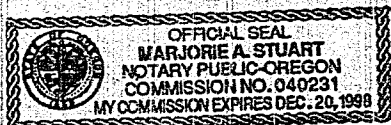
STATE OF Oregon

SS. September 26 19 97

COUNTY OF Klamath

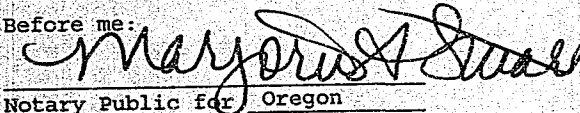
Personally appeared the above named David R. Warrenburg

and acknowledged the foregoing instrument to be his voluntary act.



(Seal)

Before me:



Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT42359-MS

Return to:

RYAN K. MC AULIFFE

P.O. Box 383

Merrill, OR 97633

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 49 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVE AND EXCEPTING the following described property:

A portion of Tract 49 of MERRILL TRACTS, described as follows:

Commencing at the Northwest corner of said Tract 49 (which point is also on the Southerly line of Front Street); extending thence South along the West line of said Tract 49 a distance of 330 feet to Southwest corner of said Tract 49; thence East along the South line of said Tract 264 feet to the Southeast corner of said Tract 49; thence North along the East line of said Tract a distance of 170 feet; thence West at a right angle a distance of 140 feet; thence North at a right angle a distance of 160 feet, more or less, to the North line of said Tract 49; thence West along the North line of said Tract 49 (also the South line of Front Street) a distance of 124 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of Sept. A.D. 19 97 at 11:47 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 31681.

FEE \$35.00

By Kathleen Ross
Bernetha G. Letsch, County Clerk