

47645

MTC 42991-MS Vol. M97 Page 35364  
WARRANTY DEED

TROY L. EDWARDS,

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

MICHAEL P. RYAN and LYNDIA J. RYAN, 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:

LOT 83 OF MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,  
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 \$ 74,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1019 APPLEWOOD STREET, KLAMATH FALLS, OR 97603

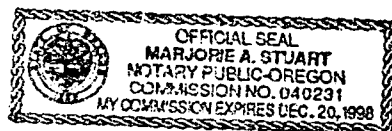
Dated this 27th day of October, 1997.

Troy L. Edwards  
TROY L. EDWARDS

STATE OF OregonSS. October 27 1997COUNTY OF Klamath

Personally appeared the above named Troy L. Edwards

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT42991-MS

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Return to:

MICHAEL P. RYAN  
1019 APPLEWOOD STREET  
KLAMATH FALLS, OR 97603

Amerititle

on this 27th day of October A.D., 1997  
at 3:40 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 35364

Bernetha G. Letsch, County Clerk

By Kathleen Row  
Fee, \$30.00 Deputy