

47954

MTC 42621-MG
WARRANTY DEED Vol. 1997 Page 36188

JAMES C. McCLELLAN,

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

9/C LAND COMPANY LIMITED PARTNERSHIP,

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:

Lots 14, 15, 16, 17, 18, 19 and 20, Block 17, of INDUSTRIAL 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 \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 86195 DERY ROAD, PLEASANT HILL, OR 97455

Dated this 30 day of October 1997.

James C. McClellan
JAMES C. McCLELLAN

STATE OF Oregon SS. October 30 19 97
COUNTY OF Klamath
Personally appeared the above named JAMES C. McCLELLAN

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT42621-MG

Return to:

9/C LAND COMPANY LIMITED PARTNERSHIP
86195 DERY ROAD
PLEASANT HILL, OR 97455

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of October A.D., 1997
at 2:07 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 36188

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fcc, \$30.00 Deputy.