

48613

MTC 42746-MS Vol 4277 Page 37552
WARRANTY DEED

FRED B. WADE,

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

RONNIE MC COY and RHONDA MC COY, 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 7, BLOCK 1, TRACT 1169, KLAMATH COUNTY, OREGON, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 30, 1997

Recorded: February 12, 1998

Volume: M91, page 2558, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED

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 30.030.

The true and actual consideration for this conveyance is \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3309 CANIM COURT, ANTIOCH, CA 94509

Dated this 11th day of Nov, 1997

Fred B. Wade
FRED B. WADE

STATE OF CALIFORNIA

SS.

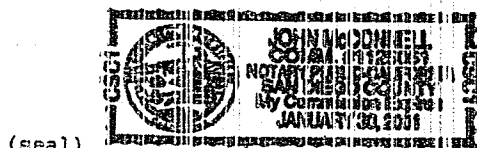
NOVEMBER 11

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COUNTY OF SAN DIEGO

Personally appeared the above named FRED B. WADE and no others

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

John McConnell
JOHN MCCONNELL

Notary Public for CALIFORNIA

My commission expires JAN. 30, 2001

ESCROW NO. MT42746-MS

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Return to:

RONNIE MC COY
3309 CANIM COURT
ANTIOCH, CA 94509

Amerititle

on this 14th day of November A.D. 1997
at 11:23 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 37552

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee: \$10.00

Deputy: