



51049

STATUTORY WARRANTY DEED

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DENNIS S. MORGAN ALSO KNOWN AS DENNIS STEPHENS MORGAN

conveys and warrants to AMBROSE W. McAULIFFE AND SUSAN J. McAULIFFE, HUSBAND AND WIFE Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein: LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3, OF GARDINER'S ADDITION TO FORT KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 32,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 31st day of DECEMBER 19 97

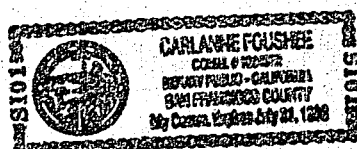
Dennis S. Morgan
DENNIS S. MORGAN

STATE OF OREGON California
County of San Francisco } ss.

BE IT REMEMBERED, That on this 31st day of December, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENNIS S. MORGAN AKA DENNIS STEPHENS MORGAN

known to me to be the identical individual, described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Carlanne Foushee
Notary Public for Oregon California
My Commission expires July 31, 1998

Title Order No. K51636S
Escrow No. K51636S

After recording return to:
AMROSE W. McAULIFFE
PO BOX 456
FORT KLAMATH, OR 97626
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.
AMROSE W. McAULIFFE
PO BOX 456
FORT KLAMATH, OR 97626
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:
First American
on this 2nd day of January A.D., 1998
at 3:20 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 114
Bernetha G. Letsch, County Clerk
By Doreen Mullendore
Fec. \$30.00 Deputy