

57075

MTC 1396-9055
WARRANTY DEEDVol. M98 Page 13870

FRANCES Z. CAMPBELL,

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

SHERRY MCMANUS,

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 3 and the W1/2 of Lot 4 in Block 3 of TRACT 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: A 1974 BROOKWOOD MOBILE HOME, OREGON LICENSE #X114283, SERIAL #25IGDS1336 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED ABOVE.

APR 27 AM 11:53

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 931, MERRILL, OR 97633

Dated this 24 day of April, 1998.

Frances Z. Campbell
FRANCES Z. CAMPBELL

STATE OF OREGONCOUNTY OF KLAMATHSS. April 24 19 98Personally appeared the above named FRANCES Z. CAMPBELLand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 05/25/2000

ESCROW NO. MT-KA

Return to:
SHERRY MCMANUS
P.O. BOX 931
MERRILL, OR 97633

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day of April A.D., 19 98 at 11:53 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 13870.

FEE \$30.00

By Bernetha G. Letsch, County Clerk