

59182

MTC 44827-PS Vol. M98 Page 18853
WARRANTY DEED

JOHN A. MC ALLISTER and VERONICA A. MC ALLISTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KERRY S. PENN, DBA ELI PROPERTY CO., 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 4, Block 1, TRACT 1260 - MONTE VISTA RANCH, 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:

SUBJECT TO:

Trust Deed, dated March 10, 1992 and recorded March 26, 1992 in Volume M92, page 6335, Microfilm Records of Klamath County, Oregon, which grantee herein agrees to assume and pay in full.

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 \$ 18,963.02.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12712 RIVER HILLS DRIVE, BELLA VISTA, CA 96008

Dated this 28th day of MAY, 1998

John A. Mc Allister
JOHN A. MC ALLISTER

Veronica A. Mc Allister
VERONICA A. MC ALLISTER

STATE OF CALIFORNIA

COUNTY OF ORANGE

SS. MAY 28 19 98

Personally appeared the above named JOHN A. MC ALLISTER & VERONICA A. MC ALLISTER

and acknowledged the foregoing instrument to be their voluntary act.

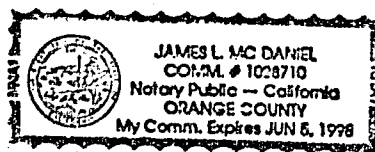
Before me:

James L. Mc Daniel
Notary Public for California
My commission expires 6-5-98

(seal)

ESCROW NO. MT44827-PS

Return to:
KERRY S. PENN
12712 RIVER HILLS DRIVE
BELLA VISTA, CA 96008



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day of June A.D., 19 98 at 3:22 o'clock P. M., and duly recorded in Vol. M98 of Deeds or Page 18853.

FEE \$30.00

By Bernetha G. Letsch, County Clerk