

61350

98 JUL -1 P3:45 Vol. 1798 Page 23357WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC #03047880

ATC 03047880

AFTER RECORDING RETURN TO:
GREGORY & ERIN MC DERMOTT
5196 ANKENY STREET
KLAMATH FALLS, OR 97603

Aspen Title & Escrow

on this 1st day of July A.D., 1998
at 3:45 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 23357

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rose

Fee, \$30.00

Deputy

JAMES FRANCIS CHRISTINA AND JUDITH JO CHRISTINA, TRUSTEES OF THE
CHRISTINA FAMILY TRUST DATED 6/23/94, hereinafter called
GRANTOR(S), convey(s) and warrants to GREGORY B. MC DERMOTT and
ERIN K. MC DERMOTT, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 49, block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in
the County of Klamath, State of Oregon.

CODE 64 MAP 3909-14DB TL 1900

2K on

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$110,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 1st day of July, 1998.

CHRISTINA FAMILY TRUST DATED JUNE 23, 1994

James Francis Christina Trustee
JAMES FRANCIS CHRISTINA TRUSTEE,Judith Jo Christina Trustee
JUDITH JO CHRISTINA, TRUSTEEJames Francis Christina Individ.
JAMES FRANCIS CHRISTINA, INDIVID.Judith Jo Christina Individ.
JUDITH JO CHRISTINA, INDIVID.

STATE OF OREGON, County of Klamath)ss.

On July 1, 1998, personally appeared JAMES FRANCIS CHRISTINA
AND JUDITH JO CHRISTINA who acknowledged the foregoing
instrument to be their voluntary act and deed.Carole A. LindNotary Public for Oregon
My Commission Expires: 8/15/00