

74623

MTC 47097-MS
WARRANTY DEEDVol. M99 Page 5191

99 FEB 12 P3:20

LINDA LOREE ALVEY and PEGGY VIOLA HALSTEAD, EACH AS TO AN UNDIVIDED 50% INTEREST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES ANDRADE and LEAH ANDRADE, 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 91, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
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:
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.

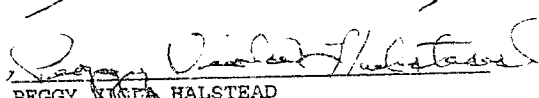
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 82,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1101 MERRYMAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 12th day of February, 19 99


LINDA LOREE ALVEY

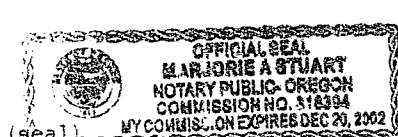

PEGGY VIOLA HALSTEAD

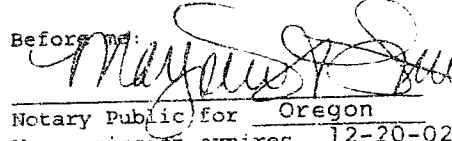
STATE OF Oregon ss. February 12 19 99

COUNTY OF Klamath

Personally appeared the above named Linda Loree Alvey and
Peggy Viola Halstead

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT47097-MS

Return to:

JAMES ANDRADE
1101 MERRYMAN DRIVE
KLAMATH FALLS, OR 97603

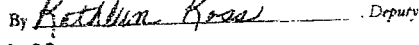
STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

the 12th day of February A.D., 1999
at 3:20 o'clock P. M. and duly recorded
in Vol. M99, of Deeds on Page 5191

Linda Smith, County Clerk

By  Deputy

Fee, \$30.00