

77226

MTC 47218-LW
WARRANTY DEED

M99 Page 11419

99 MAR 31 P1:31

RODNEY T. RYAN and DEBRA J. RYAN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CARLA JEAN MORRIS,
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:

THE N1/2 OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP
34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,
OREGON. EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE PINE RIDGE ROAD
RIGHT OF WAY.

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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 31st day of March, 1999.

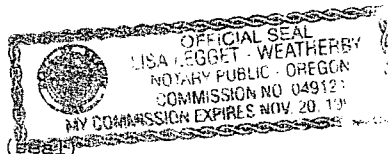
Rodney T. Ryan
RODNEY T. RYAN

Debra J. Ryan
DEBRA J. RYAN

STATE OF Oregon ss. March 31 19 99
COUNTY OF Klamath

Personally appeared the above named Rodney T. Ryan
and Debra J. Ryan

and acknowledged the foregoing instrument to be voluntary act.



Before me,

Lisa Leggett-Weatherly
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT47218-LW

Return to:
CARLA JEAN MORRIS

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

the 31st day of March A.D., 1999
at 1:31 o'clock AM., and duly recorded
in Vol. M99, of Deeds on Page 11419.

Linda Smith, County Clerk

By Kathleen Rose, Deputy
Fec. \$30.00