

'99 APR 27 AM 11:48

MT47771-MS  
WARRANTY DEED

Vol M99 Page 15420

THOMAS M. DONLAN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
NICHOLE J. HORNER,

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:

LOTS 13 AND 14 OF BLOCK 27, SECOND ADDITION TO THE CITY OF KLAMATH FALLS,  
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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1803 SARGENT STREET, KLAMATH FALLS, OR 97601

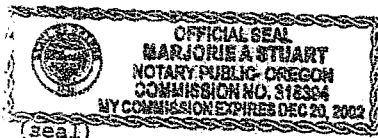
Dated this 26th day of April, 19 99

Thomas M Donlan  
THOMAS M. DONLAN

STATE OF Oregon  
COUNTY OF Klamath SS. April 26 19 99

Personally appeared the above named Thomas M. Donlan

and acknowledged the foregoing instrument to be his voluntary act.



Before me:  
Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT47771-MS

Return to:  
NICHOLE J. HORNER  
1803 SARGENT STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle  
of April A.D. 1999 at 11:48 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 15420

FEE \$30.00

by Linda Smith County Clerk