

'99 JUN -1 P3:26

MT48190-MS
WARRANTY DEED

Vol. M99 Page 21576

ROLLA T. CALLAGHAN and KRISTI K. CALLAGHAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JENNIFER AULT,

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 7 IN BLOCK 1 OF TRACT NO. 1091, LYNNWOOD, 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 \$ 268,000.00.

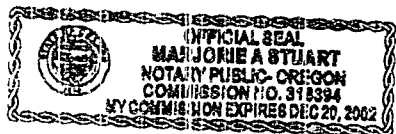
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 820 ARROWHEAD ROAD, KLAMATH FALLS, OR 97601

Dated this 1st day of June, 1999

Rolla T. Callaghan
ROLLA T. CALLAGHAN
Kristi K. Callaghan
KRISTI K. CALLAGHAN

STATE OF Oregon SS. June 1 19 99
COUNTY OF Klamath
Personally appeared the above named rolla T. Callaghan and
Kristi K. Callaghan

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT48190-MS

Return to:
JENNIFER AULT
820 ARROWHEAD ROAD
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/01/99, at 3:26 p.m.
In Vol. M99 Page 21576
Linda Smith, County Clerk
Fee \$ 20.00
Linda Smith