

1999 JUN 30 PM 3: 52

WARRANTY DEED

Vol. M99 Page 26310

JOHN M. HAMMERS and BRENDA J. HAMMERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LEON F. MCGUIRE, III and LAURIE K. MCGUIRE, as tenants by the entirety, 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 8 in Block 7 of MOUNTAIN LAKES HOMESITES, TRACT NO. 1017, 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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 8065, KLAMATH FALLS, OR 97602

Dated this 29 day of June, 1999

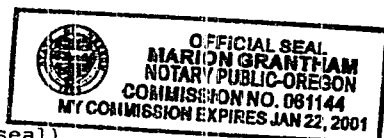
JOHN M. HAMMERS

BRENDA J. HAMMERS

STATE OF Oregon ss. June 29 1999
COUNTY OF Klamath

Personally appeared the above named John M. Hammers
and Brenda J. Hammers

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT48200-MG

Return to:

LEON F. MCGUIRE, III
PO BOX 8065
KLAMATH FALLS, OR 97602

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:52 p. m.
in Vol. M99 Page 26310
Linda Smith,
County Clerk Fee \$ 30.00 KR