

1999 JUL -1 AM 11:37

AMT 48414MG  
WARRANTY DEED

Vol M99 Page 26375

OLGA MCCLURE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JANICE MAUER,

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 6 in Block 1 of CYPRESS VILLA, 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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5487 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 16 day of June, 1999.

Olga McClure  
OLGA MCCLURE

STATE OF Oregon

COUNTY OF Klamath

SS. June 16 19 99

Personally appeared the above named Olga McClure

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

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

ESCROW NO. MT48414-MG

Return to:

JANICE MAUER  
5487 VILLA DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 7/01/99, at 11:37 a.m.  
In Vol. M99 Page 26375

Linda Smith,  
County Clerk Fee \$ 30 - KR