

1999 AUG -6 AM 11: 24

WARRANTY DEED
MTC 48787-PS

Vol M99 Page 31798

NADINE F. GALLAGHER, Grantor,

hereby grant, bargain, sell, warrant and convey to:

KERRY S. PENN, Grantee,

State of Oregon, County of Klamath
Recorded 8/06/99, at 11:24 A. M.
In Vol. M99 Page 31798
Linda Smith,
County Clerk Fee \$ 30.00

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 22 in Block 1 of WHISKEY CREEK ACRES - TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3612-02000-01300

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:

Mortgage in favor of United States of America, acting through Farmers Home Administration recorded in Volume M77, page 22267, Microfilm Records of Klamath County, Oregon, which Grantee herein does not agree to assume and pay.

Mortgage in favor of United States of America, acting through Farmers Home Administration recorded in Volume M85, page 10348, and re-recorded in Volume M85, page 18123, Microfilm Records of Klamath County, Oregon, which Grantee herein does not agree to assume and pay.

Financing Statement recorded in Volume M85, page 10354 and re-recorded in Volume M85, page 18128, Microfilm Records of Klamath County, Oregon, which Grantee herein does not agree to assume and pay.

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 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12712 RIVER HILLS DR., BELLA VISTA, CA 96008

Dated this 3rd day of August, 1999

Nadine F. Gallagher
NADINE F. GALLAGHER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 3, 1999 by NADINE F. GALLAGHER.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/10/2000

RETURN TO:

Kerry S. Penn
12712 River Hills Dr.
Bella Vista, CA 96008

