

1999 AUG 20 PM 3:40

MTC 48788-PS

WARRANTY DEED

Vol M99 Page 33780

KERRY S. PERIN,

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

JOHN P. HANNIGAN III and MARIA HANNIGAN, husband and wife,

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; 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 130 RANDOLPH AVE., TRAVIS AFB, CA 94535

Dated this 11th day of August, 1999

KERRY S. PERIN

State of Calif
County of Shasta

This instrument was acknowledged before me on Aug. 11, 1999 by KERRY S. PERIN.

Darline G. Allen
(Notary Public)

My commission expires 8-4-03

ESCROW NO. MT48788-PS

Return to:

JOHN P. HANNIGAN III
130 RANDOLPH AVE.
TRAVIS AFB, CA 94535

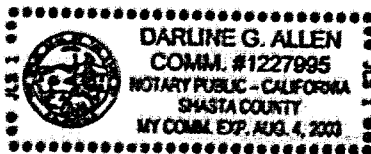


EXHIBIT "A"

SUBJECT TO:

MORTGAGE in favor of United States of America, acting through the 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 the 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.

TRUST DEED, in favor of Nadine Gallagher recorded in Volume M99, page 31799, Microfilm Records of Klamath County, Oregon, which grantee herein does not agree to assume and pay.

State of Oregon, County of Klamath
Recorded 8/20/99, at 3:40 p. m.
In Vol. M99 Page 33780
Linda Smith,
County Clerk

Fees 35 RP