

1999 SEP 13 PM 3:25

MTC 48913-LW  
WARRANTY DEED

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JEAN M. CARROLL, BRIAN J. CARROLL AND TERRY L. CARROLL, WITH RIGHTS OF SURVIVORSHIP,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SYLVIA E. COOK,

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:

THE EAST 1/2 OF LOT 4 IN BLOCK 34 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3809-029AD-6300

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 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1718 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 13<sup>th</sup> day of September 1999

Jean M. Carroll  
JEAN M. CARROLL

Brian J. Carroll  
BRIAN J. CARROLL

Terry L. Carroll  
TERRY L. CARROLL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 13, 1999 by JEAN M. CARROLL, BRIAN J. CARROLL AND TERRY L. CARROLL.

Samuel M. Heath  
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48913-LW

Return to:  
SYLVIA E. COOK  
1718 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 9/13/99, at 3:25 p.m.  
In Vol. M99 Page 36532  
Linda Smith,  
County Clerk Fees 30<sup>00</sup>

30<sup>00</sup>  
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