

1999 SEP 14 AM 11:29

MT49002-MS
WARRANTY DEED

Vol. M99 Page 36615

JAMES O. TURNER AND JACILYN M. TURNER, AS TENANTS BY THE ENTIRETY, WHO ACQUIRED TITLE AS JACILYNN M. TURNER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL P. RYAN and LYNDIA J. RYAN, 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 27, VILLA ST. CLAIR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-014BB-03400-000

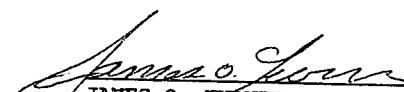
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

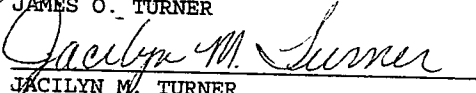
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 122,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4849 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 8th day of September 1999

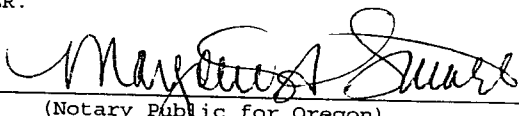

JAMES O. TURNER


JACILYN M. TURNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 8, 1999 by JAMES O. TURNER AND JACILYN M. TURNER.




(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49002-MS

Return to:

MICHAEL P. RYAN
5101 SUMAC AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 9/14/99, at 11:29 a.m.
In Vol. M99 Page 36615
Linda Smith,
County Clerk Fee \$ 30.00

30.00