



1999 OCT 22 AM 10:42

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 42201

After recording return to:

Steven Mc Clain

1701 Lancaster Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Steven Mc Clain

1701 Lancaster Avenue

Klamath Falls, OR 97601

Escrow No. K54444V

Title No. K5444V

State of Oregon, County of Klamath

Recorded 10/22/99, at 10:42 a.m.

In Vol. M99 Page 42201

Linda Smith,

County Clerk

Fee \$ 30⁰⁰

STATUTORY WARRANTY DEED

Michael D. Rooney and Margaret R. Adam, an estate in fee simple as tenants by the entirety, Grantor, conveys and warrants to Steven M. McClain, a Married Man as an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 13 and 14 in Block 31, Second Addition to the City of Klamath Falls, together with the Northerly 20 feet of that portion of Vacated Carlyle Street lying between Lancaster Avenue and the alley between Lancaster Avenue and Lexington Avenue, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$84,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of October, 1999.

Michael D. Rooney
Michael D. Rooney

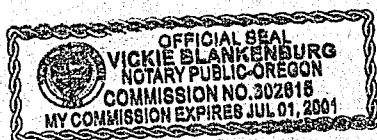
Margaret R. Adam
Margaret R. Adam

STATE OF Oregon

County of Klamath

} ss.

This instrument was acknowledged before me on this 20th day of October, 1999
by Michael D. Rooney and Margaret R. Adam



Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001