

1999 DEC 22 PM 3:36

MTC 49849-LW
WARRANTY DEED

Vol M99 Page 50315

AUDREY MARIE SULLIVAN,

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

LARON F. LEWIS and BONNIE J. LEWIS, 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 26 IN BLOCK 3, IRISH BEND, TRACT NO. 1065, TOGETHER WITH AN UNDIVIDED 1/90TH INTEREST IN LOT 12, BLOCK 4 OF SAID IRISH BEND, TRACT NO. 1065, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE KLAMATH COUNTY, OREGON.

3507-017CD-2600	236024
M-177403	776538
3507-017CD-2600-M1	836340
3507-017CD-2600-M2	835519

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:
TOGETHER WITH A 1982 SILWD MOBILE HOME, PLATE #X-177403, VIN #AB7SC1556OR, WHICH IS SITUATED ON THE SUBJECT PROPERTY.

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 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 527 CHILOQUIN, OR 97624

Dated this 17th day of December 1999.

Audrey Marie Sullivan
AUDREY MARIE SULLIVAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 17, 1999 by AUDREY MARIE SULLIVAN.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT49849-LW

Return to:
LARON F. LEWIS
P.O. BOX 527
CHILOQUIN, OR 97624



State of Oregon, County of Klamath
Recorded 12/22/99, at 3:36 p.m.
In Vol. M99 Page 50315
Linda Smith,
County Clerk Fee \$ 30⁰⁰