

200 JAN -7 PM 3:52

MTC 49917-MS
WARRANTY DEED

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MICHAEL HODGINS and LAURA RAINS, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NANCY MC CLINTOCK,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3809-033AD-03700-000 481936

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2461 ORCHARD WAY, KLAMATH FALLS, OR 97601

Dated this 30 day of December, 1999

Michael Hodgins
MICHAEL HODGINS

Laura Rains
LAURA RAINS

State of Oregon
County of Lane

This instrument was acknowledged before me on December 30, 1999 by
MICHAEL A. HODGINS AND LAURA RAINS.



Sheila Krenz
(Notary Public)

My commission expires 11-23-2003

ESCROW NO. MT49917-MS

Return to:
NANCY MC CLINTOCK
2461 ORCHARD WAY
KLAMATH FALLS, OR 97601

26th

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 25 in Block 125, MILLS 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.

ALSO, all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 25, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline of that strip of land described in the certain correction deed to the United States dated September 28, 1912, recorded in Book 38, at Page 209, filed in the records of Klamath County, State of Oregon.

State of Oregon, County of Klamath
Recorded 1/7/00, at 3:52 p.m.
In Vol. M00 Page 702
Linda Smith,
County Clerk Fee \$ 26⁰⁰