

200 FEB -4 AM 11:21

WARRANTY DEED

Vol. M00 Page 3706

FRANCES BABCOCK, WHO ACQUIRED TITLE AS FRANCIS BABCOCK,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BENNY L. MC MANN and PATRICIA H. MC MANN, as tenants by the entirety,
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 16 IN BLOCK 11 OF TRACT NO. 1064 - FIRST ADDITION TO GATEWOOD,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-014CA-09500

573873

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 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5423 SHERWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 2nd day of February, 2000.

Frances Babcock
FRANCES BABCOCK

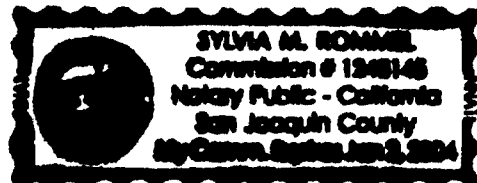
State of California
County of San Joaquin

This instrument was acknowledged before me on February 2, 2000 by
FRANCES BABCOCK.

Sylvia M. Rommel
(Notary Public)
My commission expires January 2, 2004

ESCROW NO. MT50241-MS

Return to:
BENNY L. MC MANN
5423 SHERWOOD DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 2/04/00, at 11:21 a.m.
In Vol. M00 Page 3706
Linda Smith,
County Clerk Fee \$21.00

21.00