

200 MAY 12 AM 11:23

MTC 50306-LW
WARRANTY DEED

Vol M00 Page 17296

JAMES C. MC CLELLAN and MARY H. MC CLELLAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SCOTT G. WALLACE and JOANNE L. WALLACE, as tenants in common, 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:

THE WESTERLY 210 FEET OF THE SOUTHERLY 175 FEET OF LOT 1, BLOCK 2 OF TRACT NO. 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-004DA-400

531259

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.

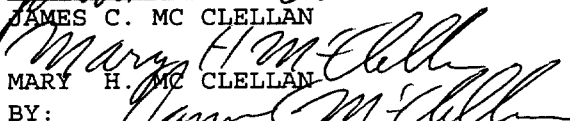
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 832 KLAMATH AVE., KLAMATH FALLS, OR 97601

Dated this 12th day of May, 2000.

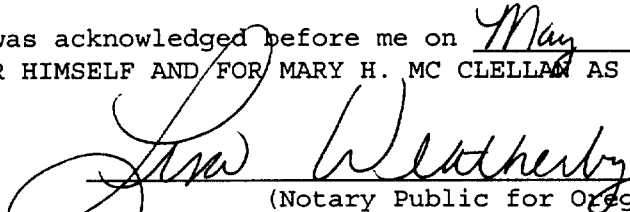

JAMES C. MC CLELLAN


MARY H. MC CLELLAN

BY: 
JAMES C. MC CLELLAN, HER ATTORNEY
IN FACT

State of Oregon
County of KLAMATH

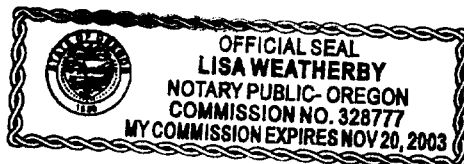
This instrument was acknowledged before me on May 12, 2000 by JAMES C. MC CLELLAN FOR HIMSELF AND FOR MARY H. MC CLELLAN AS HER ATTORNEY IN FACT.


(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50306-LW

Return to:
SCOTT G. WALLACE
832 KLAMATH AVE.
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 05/12/00, at 11:23 a.m.
In Vol. M00 Page 17296
Linda Smith,
County Clerk Fee \$ 21 -

M
21.00