

200 MAY 24 AM 11:11

MTC 51196-TM
WARRANTY DEED

Vol M00 Page 18737

SHERRY MCMANUS ALSO KNOWN AS SHERRY E. MCMANUS,

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

GREGORY A. EDDINS,

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 3 and the W1/2 of Lot 4 in Block 3 of TRACT 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: 1974 BROOKWOOD MANUFACTURED HOME
VIN# 25IGDS1336
PLATE# 114283

ACCT# 3909 013AB 01800
ACCT# M-114283

KEY# 568433
KEY# 872074


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 40,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6913 HILYARD COURT, KLAMATH FALLS, OR 97603

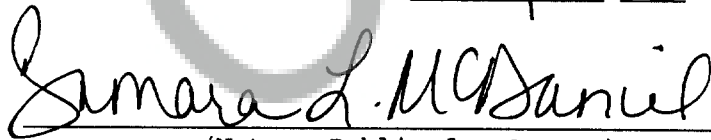
Dated this 23 day of May, 2000


SHERRY E. MCMANUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 23, 2000 by





(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51196-TM

Return to:

GREGORY A. EDDINS
6913 HILYARD COURT
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 05/24/00, at 11:11 a.m.
In Vol. M00 Page 18737
Linda Smith,
County Clerk Fee\$ 21.00

21.00
m