

200 JUL 25 AM 11:21

MTL 51642-TM
WARRANTY DEED

Vol M00 Page 27154

CARMA L. ELLIS MARSHALL,

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

CARMA L. MARSHALL,

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:

All of Lots 5 and 6 and the Southerly 25 feet of Lot 4 in Block 3 of THE TERRACES 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, TOGETHER WITH that portion of vacated Mesa Street which inured thereto.

EXCEPTING THEREFROM that parcel conveyed to William Ganong Jr., et ux, by deed recorded in Volume M71 at page 12491, Microfilm Records of Klamath County, Oregon.

ACCT# 3809 028CA 03300

KEY# 306608

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 .00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 435 HILLSIDE STREET, KLAMATH FALLS, OR 97601

Dated this 20 day of July, 2000

Carma L. Ellis Marshall
CARMA L. ELLIS MARSHALL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2000 by CARMA L. ELLIS MARSHALL.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51642-TM

Return to:

CARMA L. MARSHALL
435 HILLSIDE STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 07/25/00, at 11:21 a. m.
In Vol. M00 Page 27154
Linda Smith,
County Clerk Fee\$ 21.00