

mtc 51679-ms
WARRANTY DEED

Vol M00 Page 33510

CHERI RAE PARKER, WHO ACQUIRED TITLE AS CHERI RAE GORI,

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

MELINDA I. MC GUIRE,

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****3809-028DC-11600-000****375347**

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 4, 1979

Recorded: December 4, 1979

Volume: M94, page 28058, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED AND HOLD SELLERS HARMLESS THEREFROM.

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 **30,000.00.**Until a change is requested, all tax statements shall be sent to Grantee at the following address: **129 HILLSIDE AVENUE, KLAMATH FALLS, OR 97601**Dated this 5th day of Sept, 00.

Cheri Rae Parker
 CHERI RAE PARKER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Sept 5, 2000 by CHERI RAE PARKER.

Margaret York
 (Notary Public for ~~Oregon~~ **WASH.**)
 My commission expires 02-10-04

ESCROW NO. MT51679-MS

Return to:

MELINDA I. MC GUIRE
 129 HILLSIDE AVENUE
 KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 4, 5 and 6 of Block 11 of DIXON ADDITION to the City of Klamath Falls, lying within the following bounds:

Beginning at the Northeast corner of Lot 4, running thence in a straight line West along the North sides of said Lots 4, 5 and 6 to the Northwest corner of said Lot 6; thence running South along the West line of said Lot 6 a distance of 36 feet; thence running East and parallel with the North line of said Lots 4, 5 and 6 until this line intersects with the Northwesterly side line of Fort Klamath Road; thence Northeasterly along the Northwesterly side of Fort Klamath Road until this line intersects with the West side line of the alley; thence North along the West side line of said alley a distance of 30.5 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 09/13/00, at 2:25 p.m.
In Vol. M00 Page 33516
Linda Smith,
County Clerk Fee \$ 26⁰⁰