

200 DEC 12 PM 2:16

mtc 52790-ms  
WARRANTY DEED

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CECIL JAMES AND MILDRED JAMES, TRUSTEES OF THE JAMES FAMILY TRUST U.A.D. JUNE 21, 1993,

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

CHARLENE MORAN,

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 WEST ONE-HALF OF LOTS 11 AND 12 AND ALL OF LOT 13 TOGETHER WITH THE EASTERLY 10 FEET OF VACATED FAIRHAVEN STREET ADJACENT TO LOT 13, IN BLOCK 32, WEST KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

496467

3908-013DA-00800

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3908-013DA-00900

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5215 Peggy Avenue/Klamath Falls, OR 97601

Dated this 12<sup>th</sup> day of Dec., 2000.

TRUSTEES OF THE JAMES FAMILY TRUST

U.A.D. JUNE 21, 1993

BY: Cecil James Jr.  
CECIL JAMES, TRUSTEE

BY: Mildred D. James Jr.  
MILDRED JAMES, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 12, 2000 by CECIL JAMES AND MILDRED JAMES.



[Signature]  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

ESCROW NO. MT52790-MS

Return to:

CHARLENE MORAN  
5215 Peggy Avenue  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 12/12/00, at 2:16 p.m.  
In Vol. M00 Page 44581  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00