

200 DEC 15 PM 3:26

MTL 52149-KR
WARRANTY DEED

Vol M00 Page 45164

ALFRED L. EDGAR AND JUDY A. EDGAR, AND ALFRED L. EDGAR AS CUSTODIAN FOR SHERRI L. EDGAR UNDER THE OREGON UNIFORM TRANSFERS TO MINORS ACT, ALL WITH RIGHTS OF SURVIVORSHIP,

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

JOHN L. MC CLELLAN and DEANNA R. MC CLELLAN, husband and wife,

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:

PARCEL 1 OF LAND PARTITION 20-00 BEING LOTS 7 AND 8, BLOCK 3 AND LOTS 7 AND 8, BLOCK 4 OF "BAILEY TRACTS NO. 2" AND A PORTION OF VACATED RONALD STREET, SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ACCT# 3909-2DA-2400

KEY# 521670

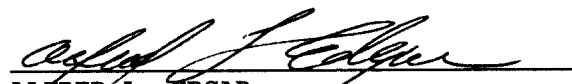
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

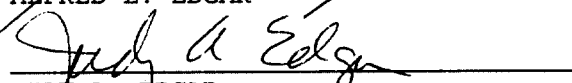
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **134,500.00.**

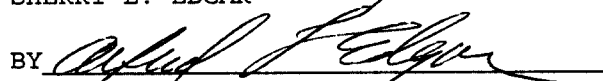
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2563 Homedale Road, Klamath Falls, OR 97603

Dated this 11th day of December, 2000.


ALFRED L. EDGAR

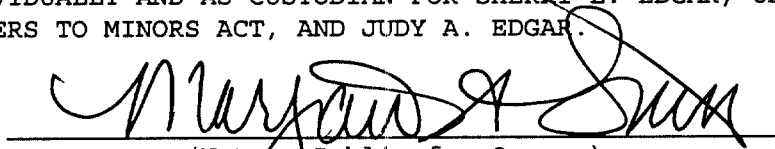

JUDY A. EDGAR


SHERRI L. EDGAR

BY 
ALFRED L. EDGAR, AS CUSTODIAN FOR
SHERRI L. EDGAR UNDER THE OREGON
UNIFORM TRANSFERS TO MINORS ACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 11, 2000 by ALFRED L. EDGAR, INDIVIDUALLY AND AS CUSTODIAN FOR SHERRI L. EDGAR, UNDER THE OREGON UNIFORM TRANSFERS TO MINORS ACT, AND JUDY A. EDGAR.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52149-KR

Return to:
JOHN L. MC CLELLAN
2563 Homedale Road, Klamath Falls, Or 97603

State of Oregon, County of Klamath
Recorded 12/15/00, at 3:26 p. m.
In Vol. M00 Page 45164
Linda Smith,
County Clerk Fee\$ 21⁰⁰