

'01 JUL 20 PM3:14

mtc 54346-LW
WARRANTY DEED

Vol M01 Page 35926

LEON F. MCGUIRE III and LAURIE MCGUIRE, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NICHOLAS J. PEKELSMA and CARMEN R. PEKELSMA, 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:

LOT 485, RUNNING Y RESORT, PHASE 5, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

KEY #883746

3808-010BO-02500-000


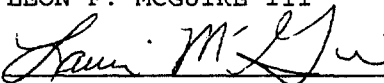
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 155,000.00.

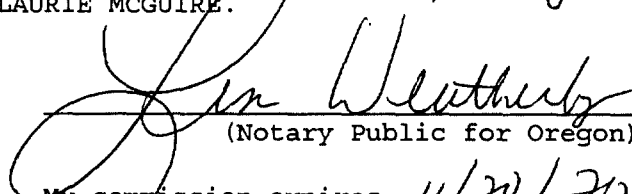
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 704 COLLEGE AVE., MENO PARK, CA 94025

Dated this 12 day of July, 2001.


LEON F. MCGUIRE III

LAURIE MCGUIRE

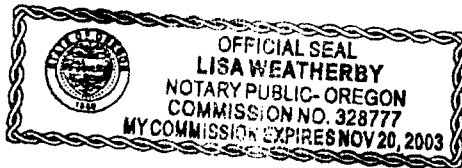
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12, 2001 by LEON
F. MCGUIRE III AND LAURIE MCGUIRE.


(Notary Public for Oregon)
My commission expires 11/20/2003

ESCROW NO. MT54346-LW

Return to:
NICHOLAS J. PEKELSMA
704 COLLEGE AVE.
MENO PARK, CA 94025



State of Oregon, County of Klamath
Recorded 07/20/01 at 3:14 P.m.
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Linda Smith,
County Clerk Fee\$ 21.00