MTC S4433 - TM

WARRANTY DEED

38654 Vol_M01 AUDRA K. STRAUBE NOW KNOWN AS AUDRA K. FEEBACK, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL S. FARRELL and TERESA A. FARRELL, as tenants by the entirety, 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 41 in Block 1, Tract No. 1078, known as SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3909-015AA-12100

KEY# 577833

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 89,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the 4906 LORRAYNE PLACE, KLAMATH FALLS, OR following address:

State of Oregon County of KLAMATH

This instrument was acknowledged before me or K. FEEBACK.

> Public (Notary

My commission expires

ESCROW NO. MT54433-TM

Return to:

MICHAEL S. FARRELL 4906 LORRAYNE PLACE KLAMATH FALLS, OR 97603

TAMARA L. MC DANIEL NOTARY PUBLIC OREGON COMMISSION NO. 307789 MY COMMISSION EXPIRES DECEMBER 17, 2001

> State of Oregon, County of Klamath Recorded 08/01/01 at 3:/3 p.m. In Vol. M01 Page <u>38654</u> Linda Smith, Fee\$ 21 00

County Clerk