

'01 SEP 27 PM3:15

MTL 55210-KR  
WARRANTY DEED

Vol. M01 Page 49318

DIANE K. LABUWI,

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

JAMES A. MCCUISTION,

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:

Lots 1, 2 and 3 in Block 38, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3809-028BB-04600

KEY# 187924

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 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17742 BRADBURY ROAD, TURLOCK, CA 95380-9602

Dated this 27th day of September, 2001.

DIANE K. LABUWI

DIANE K. LABUWI

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on September 27, 2001 by DIANE K. LABUWI.



Kristi L. Redd  
(Notary Public for Oregon)

Commission expires 11/16/2003

ESCROW NO. MT55210-KR

Return to:

JAMES A. MCCUISTION  
17742 BRADBURY ROAD  
TURLOCK, CA 95380-9602

State of Oregon, County of Klamath  
Recorded 09/27/01 at 3:15 p. m.  
In Vol. M01 Page 49318  
Linda Smith,  
County Clerk Fee \$ 21.00