

'02 DEC 13:38

THIS SPACE RESERVED FOR RECORDER'S USE

AmeriTitle

After recording return to:

ANDY L. GARATEA

6819 AIRWAY DRIVE

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:

ANDY L. GARATEA

6819 AIRWAY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT59365-TM

Title No.

AMERITITLE has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

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State of Oregon, County of Klamath

Recorded 12/09/2002 3:38 P m.

Vol M02, Pg 71455

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

STEVEN E. MCMANUS and SHERRY E. MCMANUS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANDY L. GARATEA and SEPHORA A. GARATEA, 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:

The West 1130 feet of the SW1/4 of the SE1/4 of Section 13, Township 39
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,
lying Southerly of the South Side By-Pass and North of Airway Drive.

EXCEPTING THEREFROM that portion lying within the U.S.B.R. A-4-G Lateral
conveyed to the United States of America by instrument recorded November
9, 1932 in Volume 99 at page 188, Deed Records of Klamath County, Oregon.

KEY#567452

3909-01300-01300

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:

SUBJECT TO: TRUST DEED DATED NOVEMBER 10, 1992 AND RECORDED NOVEMBER 12,
1992, IN VOLUME M92, PAGE 26843, MICROFILM RECORDS OF KLAMATH COUNTY,
OREGON, IN FAVOR OF TRUSTEE OF THE GRACE TENA SHORT TESTAMENTARY TRUST AS
BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY
THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE
HARMLESS THEREFROM.

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.

The true and actual consideration for this conveyance is \$ 125,000.00.

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.

Dated this 6th day of December, 2002

Steven E. McManus
STEVEN E. MCMANUS

Sherry E. McManus
SHERRY E. MCMANUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-6-02 by
STEVEN E. MCMANUS AND SHERRY E. MCMANUS.



(Notary Public for Oregon)

commission expires 3-2-04