

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97205

KNOW ALL MEN BY THESE PRESENTS, That COY AND TURNER ASSOCIATES, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLOTTE E. MCCARTHY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 5, Tract No. 1145, NOB HILL, a re-subdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, County of Klamath, State of Oregon.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Nob Hill; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 18, 1978, in Book M78 at page 7560, as amended by instrument recorded August 13, 1980, in Book M80 at page 15313; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as set forth above,

and that 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 paid for this transfer, stated in terms of dollars, is \$ 123,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 17th day of November, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.

Personally appeared the above named _____, 19 _____

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

COY AND TURNER ASSOCIATES, INC.

By _____ President

STATE OF OREGON, County of Klamath
November 7, 1981 ss.

Personally appeared J. B. Coy and Thurman L. Turner who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Coy and Turner Associates, Inc.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: 11-12-82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RECORDING SERVICE, INC.
2002 10th St. S.W.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8 day of December, 1981, at 3:39 o'clock P.M., and recorded in book reel volume No. M 81 on page 21080 or as document fee file instrument/microfilm No. 7213 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$4.00