

41562

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Russell S. Hess and Reba S. Hess, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Howard E. McGee, Jr. and Marilyn A. McGee, Husband and Wife
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:

Refer to the legal description as it appears on the reverse of this deed.

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 those of record as of the date of this deed, or those apparent upon the land, if any, as

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 \$59,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 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 24th day of September, 1984; 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)

Russell S. Hess

Russell S. Hess

Reba S. Hess

Reba S. Hess

STATE OF OREGON,

County of Klamath ss.
September 24th, 1984

STATE OF OREGON, County of ss.
September 19, 1984

Personally appeared

and

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

Personally appeared the above named Russell S. Hess and Reba S. Hess

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 6-11-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Russell S. Hess and Reba S. Hess

GRANTOR'S NAME AND ADDRESS
Howard E. McGee, Jr. and Marilyn A. McGee

GRANTEE'S NAME AND ADDRESS
5201 Walton Ave
KFO

After recording return to:

KFF
540 Main

NAME, ADDRESS, ZIP

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

KFF
540 Main
KFO

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1984,

SPACE RESERVED FOR RECORDER'S USE

at o'clock M., and recorded in book on page or as file/teel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY INC.

287301

DESCRIPTION

16577

A tract of land being a portion of Lot 1, HOMEDALE, a platted subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Walton Drive which bears N, 43 deg. 30' W. a distance of 236.2 feet from the iron pin marking the Southeasterly corner of said Lot 1, HOMEDALE; thence N. 41 deg. 39' E. a distance of 95.8 feet to a point; thence S. 66 deg. 49' E. a distance of 202.1 feet to an iron pin; thence S. 28 deg. 58' W. a distance of 175.8 feet to an iron pin on the Northeasterly line of Walton Drive; thence N. 43 deg. 30' W along said Northeasterly line a distance of 230.0 feet, more or less to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 24 day of Sept., A.D. 19 84
at 4:17 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN SEHN, Court Clerk
By [Signature] Deputy
Fee 8.00