

48118

WARRANTY DEED

Vol. M85 Page 5990

KNOW ALL MEN BY THESE PRESENTS, That Mary Jane LaCore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara M. McKay, 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:

An undivided $\frac{1}{4}$ interest in and to E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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.

(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 subject to a 60 foot wide easement for road along Southerly boundary and a 30 foot wide easement for road along Westerly boundary as recorded June 23, 1966, in Volume M66 page 6415, Deed records of Klamath County, Oregon, 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 \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 1 day of April, 1985; 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,

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.



OFFICIAL SEAL
CHRY HAMPER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 5, 1986

On this 1st day of APRIL

before me, the undersigned, a Notary Public in and for said State, personally appeared MARY JANE LACORE

(or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument; and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
©1982 WOLCOTTS, INC.

GRANTOR'S NAME AND ADDRESS

Barbara M. McKay

P.O. Box 2253

Placerville, CA 95667

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara M. McKay

P.O. Box 2253

Placerville, CA 95667

NAME, ADDRESS, ZIP

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

Barbara M. McKay

P.O. Box 2253

Placerville, CA 95667

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 25th day of April, 1985, at 11:47 o'clock A.M., and recorded in book/reel/volume No. M85 on page 5990 or as document/fee/file/instrument/microfilm No. 48118, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Deputy

Fee: \$5.00