

58140

WARRANTY DEED

Vol. M86 Page 2498

KNOW ALL MEN BY THESE PRESENTS, That RICHARD DEAN EGAN, as to an undivided $\frac{1}{2}$ interest and JOYCE MARIE MANN, as to an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NICHOLAS F. McNAMARA and NEVA L. McNAMARA, 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:

The Easterly $19\frac{1}{2}$ feet of Lot 35 and the Westerly $12\frac{1}{2}$ feet of Lot 36, Block 16, INDUSTRIAL 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.

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."

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 and apparent upon the land as of the date of this deed,

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 \$ 13,500.00.

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 63.020.)

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 10th day of February, 1986; 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 Klamath

2/10

1986

Personally appeared the above named Joyce Marie Mann, individually and as Attorney in fact for Richard Dean Egan, and acknowledged the foregoing instrument to be his voluntary act and deed.

Richard Dean Egan by Joyce Marie Mann
Richard Dean Egan, by Joyce Marie Mann, as attorney in fact for Richard Dean Egan
Joyce Marie Mann
STATE OF OREGON, County of Klamath

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

RICHARD DEAN EGAN & JOYCE MARIE MANN

GRANTOR'S NAME AND ADDRESS

NICHOLAS F. McNAMARA & NEVA L. McNAMARA
132 Martin
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Should a change be requested all tax statements shall be sent to the following address.
GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of February, 1986, at 3:58 o'clock P.M., and recorded in book M86 on page 2498 or as file/reel number 58140.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
By Ben Smith, Recording Officer Deputy

Fee: \$5.00