

OK

60907

WARRANTY DEED

Vol. M86 Page 7496

KNOW ALL MEN BY THESE PRESENTS, That Michael E. McKimney and Martha A. McKimney

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Allen L. McKimney, 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 37 in Block 3 of Tract No. 1064 First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 those apparent on the land and Trust Deed recorded June 7, 1978 in favor of Klamath First Federal Savings and Loan in M-78 on page 12160, which grantee herein assumes and agrees to pay. 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 \$6,138.70

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of April, 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.

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.

STATE OF OREGON,

County of Klamath

April 30th, 1986

Personally appeared, the above named

Michael E. McKimney and

Martha A. McKimney

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-25-88

Michael E. McKimney

Martha A. McKimney

STATE OF OREGON, County of Klamath

Personally appeared

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Michael E. McKimney, et ux
5343 Gatewood Drive
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Allen L. McKimney
2504 E. 40th St.
Spokane, Washington 99203

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above

NAME, ADDRESS, ZIP

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

Grantee above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of May, 1986, at 10:29 o'clock A.M., and recorded in book/reel/volume No. M86 on page 7496 or as fee/file/instrument/microfilm/reception No. 60907 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pat Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

86 MAY 1 AM 10 29

OK 10