

KCTC-39223

72248

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANK H. MC CORNACK and HELEN M. MC CORNACK, as sole owners of assets of dissolved LAKEWOOD HEIGHTS DISTRICT*** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD JARECKI and MARY PHILOMENA JARECKI, husband and wife, 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:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 28 and 29 Lakewood Heights and running thence: North 35°28' W. to an iron pin on the line between Lots 26 and 27 of Lakewood Heights; thence N. 52°32' W. to an iron pin which marks the corner between Lots 25, 26 and 37 of Lakewood Heights; thence S. 10°23' E. a distance of 30.58 feet to an iron pin on the line between Lots 26 and 37 of Lakewood Heights; thence S. 52°32' E. a distance of 100.5 feet to a point; thence S. 35°28' E. a distance of 195.5 feet to a point; thence N. 68°00' E. a distance of 4.1 feet to a point; thence S. 35°28' E. to a point on the Westerly right of way line of Secondary Highway No. 421; thence Northerly along the Westerly right of way line of Secondary Highway No. 421 to the point of beginning. EXCEPTING any portion lying within Lots 28 and 29 herein described.

***IMPROVEMENT COMPANY?

(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 Subject to easements and rights of way or record and apparent on the

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00

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 ①, 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 10 day of March, 1987, 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.

Lakewood Heights District Improvement Company

By Frank H. McCornack
By Helen M. McCornack

STATE OF OREGON,

County of Klamath

March 10, 1987

Personally appeared the above named

Frank H. McCornack and Helen M. McCornack, Husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of

19

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Edward Jarecki
2451 Lakeshore Drive
Klamath Falls, Oregon 97601

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

Mr. & Mrs. Edward Jarecki
2451 Lakeshore Drive
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of March, 1987, at 2:43 o'clock P.M., and recorded in book/reel/volume No. M87 on page 3920 or as fee/tile/instrument/microfilm/reception No. 72248, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee: \$10.00