

MOUNTAIN TITLE COMPANY

97134

WARRANTY DEED

Volume 9 Page 2821

MTG-20901D

KNOW ALL MEN BY THESE PRESENTS, That FRANK E. McBAIN, JR. & BETTY J. McBAIN, AS TENANTS BY THE ENTIRETY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. GALLAGHER, III, 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:

That Portion of Government Lot 2 and that portion of the North 1/2 of Government Lot 3 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon which lies North of State Highway #140

Tax Account No 3612 03100 00400

MOUNTAIN TITLE COMPANY

"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."

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 covenants conditions, restrictions, easements, reservations, those of record and apparent to 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 \$29,500.00

part of the

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 2 day of January 26, 1989, 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)

Frank E. McBain, Jr.

Betty J. McBain

STATE OF OREGON, Washington)

County of Klamath) ss.

January 26, 1989

STATE OF OREGON, County of Klamath) ss.

Personally appeared FRANK E. McBAIN JR. and BETTY J. McBAIN

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 Frank E. McBain, Jr. & Betty J. McBain

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

Before me:

(OFFICIAL SEAL)

Beverly Baker

Notary Public for Oregon

My commission expires: 11-19-92

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of Feb., 1989, at 3:13 o'clock P.M., and recorded in book M89 on page 2821 or as file/reel number 97134.

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

Evelyn Biehn, County Clerk Recording Officer

By Pauline Mullender, Deputy

McBain
Route 2 Box 2610
Lopez, WA 98261

GRANTOR'S NAME AND ADDRESS

Gallagher
P.O. Box 119
Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gallagher
above address

NAME, ADDRESS, ZIP

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

Gallagher
above address

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00

MOUNTAIN TITLE COMPANY