

98542

MTC 21187

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARVEY MC CANN and JIMMIE D. MC CANN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDEN L. ALEXANDER and JUDITH L. ALEXANDER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

TRACTS 16 and 17 IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING all that portion of Tract 17 particularly described as follows:

Beginning at a point in the Southerly line of said Lot 17, 37 feet Easterly from the Southwesterly corner of said tract; running thence 37 feet Southwesterly along the southerly line of said Tract 17 to the Southwesterly corner thereof; thence Northerly along the line between Lots 17 & 18, 56 feet; thence

Southeasterly, 40 feet more or less to the place of beginning.
 "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 and the above granted premises, free from all encumbrances

except those of record and apparent to the land 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 \$ 40,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ¹(The sentence between the symbols¹, 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 28th day of March, 19 89; 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.

Harvey McCann
HARVEY MC CANN

Jimmie D. McCann
JIMMIE D. MC CANN

STATE OF OREGON,)
County of Klamath) ss.
March 28, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____
Harvey McCann and Jimmie D. McCann

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 _____, a corporation,

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

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: Quintan Morgado
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-31-91

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Harvey & Jimmie D. McCann
3500 Summers Lane
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS
Elden L. & Judith L. Alexander
5080 Tingley Lane
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 19 89, at 3:45 o'clock PM., and recorded in book M89 on page 5250 or as file/reel number 98542, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Muldare Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY