

99523

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m89 Page 7100

KNOW ALL MEN BY THESE PRESENTS, That

NICHOLAS F. MC NAMARA AND NEVA L. MC NAMARA,

as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE GORDY, a single man

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:

The Easterly 19 1/2 feet of Lot 35 and the Westerly 12 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.

Tax Account No 3809 033BA 04100

**February 10, 1986 in Vol. M86, Page 2499, in favor of Richard Dean Egan & Joyce Marie Mann, which GRANTEE herein DOES NOT AGREE to assume and pay, and GRANTORS herein further agree to hold grantee harmless therefrom.

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, SUBJECT TO: a Trust Deed, dated February 10, 1986, recorded** 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 \$ 14,500.00

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 26 day of April, 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.

Nicholas F. McNamara
 Nicholas F. McNamara

STATE OF OREGON, County of Klamath) ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.

County of Klamath
 I certify that the within instrument was received for record on the 26th day of April, 19 89, at 4:03 o'clock P M., and recorded in book M89 on page 7100 or as file/reel number 99523, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
B. *Pauline Mullins* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

STATE OF OREGON

County of Klamath) ss.April 26, 19 89

Personally appeared the above named _____
 Nicholas F. McNamara & Neva L. McNamara

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

Before me: *Pauline Mullins*
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 6/16/92

McNamara
 132 Martin Street
 Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Gordy
 Rt 5 Box 1051, Space 57
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Gordy
above address

NAME, ADDRESS, ZIP

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

Gordy
above address

NAME, ADDRESS, ZIP