



14216

KLAMATH COUNTY TITLE COMPANY

Vol. m90 Page 8055

K-42151

STATUTORY WARRANTY DEED
(Individual or Corporation)

JOE W. COLLINS AND BEVERLY COLLINS

conveys and warrants to GLENN MCGUIRE AND PATTY MCGUIRE, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

Lot 4 in Block 13 of Tract No. 1079, Sixth Addition to Sunset Village,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded in Volume M81 page 17207 Mortgage Records of Klamath County, Oregon, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 68,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 26th day of April 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Joe W. Collins
JOE W. COLLINS

Beverly Collins
BEVERLY COLLINS

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 26th day of April 19 90
by JOE W. COLLINS AND BEVERLY COLLINS

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra A. Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon

STATE OF OREGON,
County of Klamath ss.

After recording return to:
Mr. & Mrs. Glenn McGuire
2848 South Sixth Street
Klamath Falls, Oregon 97603

Filed for record at request of:

NAME, ADDRESS, ZIP

Klamath County Title Co.
on this 30th day of April A.D., 19 90
at 3:06 o'clock PM and duly recorded
in Vol. M90 of Deeds Page 8055
Evelyn Biehn County Clerk
By Douglas M. Mullendore
Deputy.

Fee, \$28.00

90 APR 30 PM 3 06