



16241

# 02035238

Vol. m90 Page 11665

WARRANTY DEED

AFTER RECORDING RETURN TO:  
HERMAN MC CARTY  
ROLAND MC CARTY

5309 Sierra Ct  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

NELLIE A. SCHMIDT hereinafter called GRANTOR(S), convey(s) to  
HERMAN MC CARTY AND ROLAND MC CARTY, EACH AS TO AN UNDIVIDED 1/2  
INTEREST hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

The S 1/2 N 1/2 S 1/2 SW 1/4, Section 19, Township 34 South,  
Range 12 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

CODE 8 MAP 3412-1900 TL 700

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2) Subject  
to rules and regulations of Fire Patrol District.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$6,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 5th day of June, 1990.

Nellie A. Schmidt  
NELLIE A. SCHMIDT

STATE OF OREGON, County of KLAMATH)ss.

June 7, 1990

Personally appeared the above named NELLIE A. SCHMIDT and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before Andrea Handsoker  
Notary Public for OREGON

My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day  
of June A.D. 19 90 at 4:10 o'clock PM., and duly recorded in Vol. M90  
of Deeds on Page 11665

FEE \$28.00

Evelyn Biehn County Clerk

By Pauline Muelendore

01 JUN 4 10 AM '90