

Aspen

#2035359

TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
FRANK L. GEGUNDE5455 N. Marly, #103
Fresno, CA 93711UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JAMES I. MC COY AND MARLEEN F. MC COY, not as tenants in common, but with the ri survivorship hereinafter called GRANTOR(S), convey(s) to FRANK L. GEGUNDE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 SE 1/4 NE 1/4 SW 1/4, Section 36, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3512-3600 TL 900

"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) Subject to rules and regulations of Fire Patrol District. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3) Recitals, including the terms and provisions thereof, as set forth in deed from the United States of America to Ethel Delorme, et al., recorded June 11, 1959 in Book 313 at page 279, Deed Records of Klamath County, Oregon. 4) Easement as disclosed by instrument: Recorded on March 5, 1979 in Book M-79 at page 4780. Affects the Westerly 30 feet.

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 \$10,000.00.

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 3rd day of July, 1990.

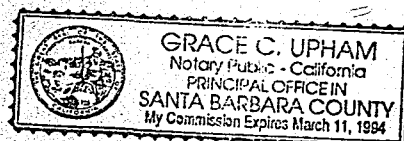
James I. McCoy
JAMES I. MC COY

Marleen F. McCoy
MARLEEN F. MC COY

STATE OF California, County of Santa Barbara) ss.July 11, 1990

Personally appeared the above named JAMES I. MC COY AND MARLEEN F. MC COY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *** Grace C. Upham ***
Notary Public for State of California County of Santa Barbara
My Commission Expires: 4-11-1994



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of July A.D., 1990 at 11:02 o'clock A. M., and duly recorded in Vol. M90,
on Page 14592
of Deeds

FEE \$33.00

By EVELYN BIEHN, County Clerk
Debra Mullendore

THE COUNTY OF KLAMATH, OREGON, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 23RD DAY OF JULY, 1990, AT 11:02 O'CLOCK A.M., AND WAS DULY RECORDED IN VOLUME M90, PAGE 14592.

THIS INSTRUMENT WAS NOT AFFECTED BY THE REPEAL OF THE ACTS OF THE LEGISLATURE OF THE STATE OF OREGON, PASSED AT THE REGULAR SESSION OF 1989, CHAP. 100, SECT. 1, WHICH ACTS PROVIDED THAT ANY INSTRUMENT FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON OR AFTER JANUARY 1, 1990, SHALL BE SUBJECT TO THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF OREGON, PASSED AT THE REGULAR SESSION OF 1989, CHAP. 100, SECT. 1.

AND WHEREAS, THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 23RD DAY OF JULY, 1990, AT 11:02 O'CLOCK A.M., AND WAS DULY RECORDED IN VOLUME M90, PAGE 14592, AND THE FOREGOING INSTRUMENT WAS NOT AFFECTED BY THE REPEAL OF THE ACTS OF THE LEGISLATURE OF THE STATE OF OREGON, PASSED AT THE REGULAR SESSION OF 1989, CHAP. 100, SECT. 1, WHICH ACTS PROVIDED THAT ANY INSTRUMENT FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON OR AFTER JANUARY 1, 1990, SHALL BE SUBJECT TO THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF OREGON, PASSED AT THE REGULAR SESSION OF 1989, CHAP. 100, SECT. 1.

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IN WITNESS WHEREOF, THE CLERK OF THE COUNTY OF KLAMATH, OREGON, HAS HEREUNTO SET HER HAND AND SEAL OF OFFICE, AT THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 23RD DAY OF JULY, 1990.

Debra Mullendore
MARIEEN F. MC COY

Debra Mullendore
MARIEEN F. MC COY

State of California, County of Santa Barbara

NOTARY PUBLIC, I, Debra Mullendore, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 23RD DAY OF JULY, 1990, AT 11:02 O'CLOCK A.M., AND WAS DULY RECORDED IN VOLUME M90, PAGE 14592.

My Commission Expires: 6-11-1994

