

23693

MITC #24739-N

WARRANTY DEED

Vol. m90 Page 24720

KNOW ALL MEN BY THESE PRESENTS, That Western Homes, Inc. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herman McCarty, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 East 100 feet of Lot 1 in Block 27 of WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent to the land as of the date of this deed

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 \$ 19,000.00

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 4th day of December, 19 90; 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.

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

Western Homes, Inc.
By: Cathy Cogar
Cathy Cogar, President

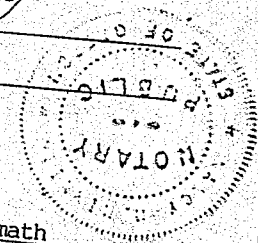
Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this December 5, 19 90, by Cathy Cogar president, and by _____ secretary of Western Homes, Inc.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon Nancy M. Munnell
My commission expires: 6/8/92 (SEAL)



Western Homes, Inc.
5729 Altamont
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Herman McCarty
5309 Sierra Ct.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Herman McCarty
5309 Sierra Ct.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Herman McCarty
5309 Sierra Ct.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.
I certify that the within instrument was received for record on the 13th day of Dec., 19 90, at 11:37 o'clock A M., and recorded in book M90 on page 24720 or as file/reel number 23693.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra Munnell Deputy

Fee \$28.00