

24856

mtc 24856

WARRANTY DEED

KELLY J. MC NEARY WHO ACQUIRED TITLE AS

KNOW ALL MEN BY THESE PRESENTS, That  
KELLY J. NOUD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIMBERLY A. MC KOWN  
AND KENNA I. MC KOWN, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP 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 Westerly 33 feet of Lot 11 in Block 35 of HOT SPRINGS 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.

## 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 those  
of record and apparent to the land

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 \$ 37,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole  
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
See ORS 93.030.)

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 14th day of January, 19 91;  
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 KLAMATH ) ss.  
January 14, 19 91

Personally appeared the above named

Kelly J. Mc Neary, who acquired  
title as Kelly J. Noud

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

Before me:

Carol Starkweather  
Notary Public for Oregon

My commission expires: 3-1-91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

KELLY J. MCNEARY  
506 N. 8th

KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

KIMBERLY A. MC KOWN AND KENNA I. MC KOWN

1936 FREMONT ST.

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSN.

540 MAIN ST.

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan Assn

540 Main St

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was  
received for record on the 15th  
day of Jan., 19 91,  
at 3:01 o'clock P M., and recorded  
in book M91 on page 989 or as  
file/reel number 24856

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00