

30153 MTC #25526-NM

KNOW ALL MEN BY THESE PRESENTS, That George E. McMahan and Helen M. McMahan, as tenants by the entirety as to an undivided 1/2 interest and Alfred Z. Woody and Margaret M. Woody, as tenants by the entirety as to an undivided 1/2 interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel L. Warner and Linda M. Warner, or the survivor thereof, 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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and that

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 \$ 24,000.00

~~XXXXXX, THE MOST EXPEDIENT COURSE OF THE ABOVE PROPERTY, GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS THE SAME AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES. IF ANY ENCUMBRANCE SHOULD BE DETECTED, GRANTOR SHALL BE RESPONSIBLE THEREFOR.~~

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 3rd day of June, 1991; 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.
June 3, 1991

Personally appeared the above named
George E. McMahan and Helen M.
McMahan and Alfred Z. Woody and
Margaret M. Woody

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

Before me:

Notary Public for Oregon
My commission expires: 6/8/92



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 _____ (SEAL)
My commission expires: _____

McMahan/Woody
2535 Orchard Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Daniel & Linda Warner
P. O. Box 1584
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Daniel & Linda Warner
P. O. Box 1584
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all the statements shall be sent to the following address:
Daniel & Linda Warner
P. O. Box 1584
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of the Westerly end of Lot A of the resubdivision plat of Lots 1, 2, 7 and 8, Block 45, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the most Westerly corner of said Lot A; thence Southeasterly along the Westerly line of said Lot A 45 feet, more or less, to the most Southerly corner of said Lot A; thence Northeasterly along the line between Lots A and B of said Block, 38 feet; thence Northwesterly to a point on the South line of Washington Street, 40 feet Northeasterly from the point of beginning; thence Southwesterly along said Southerly line of Washington Street, 40 feet to the place of beginning.

And a strip of land off the Northeast corner of Lot 6, Block 45 in NICHOLS 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, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the intersection with the Southerly line of said street and the Easterly line of said Lot 6; thence Southerly along the said Easterly line of Lot 6, 90 feet; thence Westerly at right angles 11 feet; thence Northerly and parallel with the Easterly line of said Lot 6 to Washington Street; thence Easterly along Washington Street to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of June A.D., 19 91 at 9:34 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 10472
Evelyn Biehn County Clerk
By Pauline Mueller

FEE \$33.00