

31905

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m9/ Page 13685

KNOW ALL MEN BY THESE PRESENTS, That James Scott MacPherson
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Phyllis C. Shidler
 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 Easterly 12½ feet of Lot 19 and the Westerly 25 feet of Lot 20
 Block 29 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.

"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 those apparent upon the land, if any, 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. and that
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,000.00
 *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 10th day of July, 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.

NEVADA
 STATE OF OREGON,
 County of ELKO, ss.
JULY 10, 19 91.

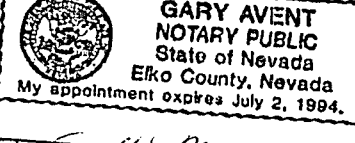
James Scott MacPherson
 James Scott MacPherson

Personally appeared the above named
James Scott MacPherson

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

Before me:

Gary Avent
 Notary Public for Oregon
 My commission expires:



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)

GRANTOR'S NAME AND ADDRESS
James Scott MacPherson
4636 17th Ave NW
Vancouver, WA 98661
 GRANTOR'S NAME AND ADDRESS
Phyllis C. Shidler
1835 Portland St
Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS
Danish Trust Federal Svc
240 W. Main St
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP
None Above

SPACE RESERVED
 FOR
 RECORDERS USE

STATE OF OREGON,
 County of Klamath ss.
 I certify that the within instrument was
 received for record on the 12th
 day of July, 19 91,
 at 3:47 o'clock P M., and recorded
 in book M91 on page 13685 or as
 file/reel number 31905,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Danica Nielsen Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY