Vol. mg/ Page 15623

#02037043 WARRANTY DEED

33035 pen TITLE & ESCROW, INC.

AFTER RECORDING RETURN TO:

ROBIN SHORT 6th St 434 North Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS:

HAROLD L. MC CRACKEN hereinafter called GRANTOR(S), convey(s) to ROBIN SHORT hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 of Lots 1 and 2, Block 46, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

3809-32AB TL 10200

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent upon the land, and Trust Deed including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: amount noted below and other amounts secured thereunder, if an Grantor: Harold L. McCracken; Trustee: Aspen Title & Escrow, Inc.; Beneficiary: Estate of Glen W. McGregor, Deceased, Kathleen McGregor, Personal Representative; dated on May 22, 1989 and recorded on June 1, 1989 in Book M-89 at page 9639. UHICH SAID TRUST DEED, THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE GRANTOR HEREIN AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 \$35,900.00.

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 25TH day of JULY, 1991. X HAROLD L. MC CRACKEN

STATE OF Augena, County of Manua

Unzual 8, 1991

1003 1 to 100

Personally appeared the above named HAROLD L. MC ERACKEN and acknowledged the foregoing instrument to be his voluntary act

Before Me: <u>HAROLD L. McCracken</u> Notáry Public for <u>Manshallmalmaltar</u> Wy Commission Expires: <u>July 23</u> 1990 Wy Commission Expires: July 23, 1992 UUUN SSE

2 1 с: С

30



33035 15624

\$33.00 FEE