

MOUNTAIN TITLE COMPANY

37993

HTC 26443NY

WARRANTY DEED

Vol. 991 Page 24975

KNOW ALL MEN BY THESE PRESENTS, That TOM O'CONNOR and LILITH MAY O'CONNOR also known as LILITH O'CONNOR hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER E. WIGGET, JR. and CYNTHIA R. WIGGET, husband and wife, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

91 NOV 27 PM 3 52

"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 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 \$ 55,000.00

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 27th day of November, 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.
Nov. 27, 19 91.

Tom O'Connor
TOM O'CONNOR
Lilith O'Connor
LILITH O'CONNOR

Personally appeared the above named
TOM O'CONNOR
LILITH O'CONNOR

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

Before me: [Signature]
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
My commission expires: _____ (SEAL)

TOM O'CONNOR and LILITH O'CONNOR
BOX 62
BONANZA, OR 96723
GRANTOR'S NAME AND ADDRESS
ELMER E. WIGGET, JR. and CYNTHIA R. WIGGET
Rt. 1, Box 618
Bonanza, OR 97623
GRANTEE'S NAME AND ADDRESS

ELMER E. WIGGET, JR. and CYNTHIA R. WIGGET
Rt. 1, Box 618
Bonanza, OR 97623
NAME, ADDRESS, ZIP

ELMER E. WIGGET, JR. and CYNTHIA R. WIGGET
Rt. 1, Box 618
Bonanza, OR 97623
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.
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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

Lots 11 and 12, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1 through 5, Block 20, FIRST ADDITION TO BONANZA, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

PARCEL 3

A triangular parcel of land in FIRST ADDITION TO BONANZA, lying North of North Street, Southeast of Mills Street, and West of the East line of First Addition to Bonanza, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded on April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the right of way of Lost River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of Nov. A.D., 19 91 at 3:52 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 24975
Evelyn Biehn . County Clerk
By Pauline M. Biehn

FEE \$33.00