

38037

HRC 2660877

WARRANTY DEED

Vol. 1497 Page 25065

KNOW ALL MEN BY THESE PRESENTS, That IRA A. WOLCHIN and LOUISE H. WOLCHIN, as tenants by the entirety and ALBERT MASS and HARRIET MASS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD J. MCCOY and LAURA M. MCCOY, husband and wife

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:

Lot 20, Block 8, TRACT NO. 1019, WINEMA PENINSULA, UNIT NO. 2, 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 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 \$7,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 20th 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.
November 26, 19 91

Personally appeared the above named
Ira A. Wolchin

Ira A. Wolchin
IRA A. WOLCHIN

Louise H. Wolchin
LOUISE H. WOLCHIN

Albert Mass
ALBERT MASS

Harriet Mass
HARRIET MASS

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

Before me:

Peggy Idonias
Notary Public for Oregon
My commission expires: 12/16/94



OFFICIAL SEAL
PEGGY IDONIAS
NOTARY PUBLIC-OREGON
COMMISSION NO. 003372
MY COMMISSION EXPIRES DEC. 16, 1994

Ira A. Wolchin
WOLCHIN/MASS

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me this 11-25, 1991, by Louise H. Wolchin, president, and by do be her voluntary act and deed secretary of do be her voluntary

corporation, on behalf of the corporation.
Notary Public for Oregon B. Dean Welch
My commission expires: 3-2-92 (SEAL)

STATE OF OREGON,

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

GRANTOR'S NAME AND ADDRESS

FLOYD & LAURA MCCOY
HC30, Box 125
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

GENERAL ACKNOWLEDGMENT

NO. 201

State of California
County of Los Angeles } ss.

On this the 21st day of November 1991, before me,

Robin J. Yamashita

the undersigned Notary Public, personally appeared

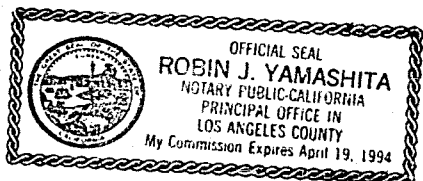
Harriet Mass

☐ personally known to me -

☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal

[Signature]
Notary's Signature



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Warranty Deed Mountain Title Co.

Number of Pages One (1) Date of Document 11-2-91 (undated)

Signer(s) Other Than Named Above Albert Mass, J. A. H. Welch, Harriet Mass

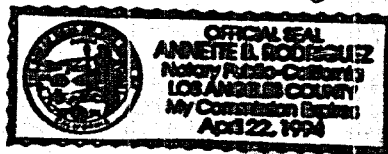
7120 122

NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

State of California ss.
County of Los Angeles

On this 20th day of November, in the year 1991, before me personally appeared Albert Mass, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Annette B. Rodriguez



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2 day of Dec A.D., 19 91 at 10:28 o'clock a M., and duly recorded in Vol. M91 of Deeds on Page 25065

FEE 33.00

Evelyn Biehn County Clerk
By [Signature]