

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Arthur Adolphe LeCours and Harriett Ann LeCours, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur Adolphe LeCours and Harriett Ann LeCours, or successor, as Trustee under Living Trust dated January 7, 1992, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 3 in Block 15, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the records 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, that grantor is lawfully seized in fee simple of 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, and that grantor will warrant and forever defend the said premises and every party of 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 is other than money.

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 undersigned grantors, have executed this instrument this 16<sup>th</sup> day of January, 1992

Arthur A. LeCours  
Arthur Adolphe LeCours

Harriett A. LeCours  
Harriett Ann LeCours



I, Candy Wideman, a duly qualified Notary Public for the State of Oregon, do hereby certify that the above named individuals and acknowledge the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My Commissioner Expires: 6-22-95

Arthur Adolphe LeCours and  
Harriett Ann LeCours  
Grantor

Arthur Adolphe LeCours and  
Harriett Ann LeCours, Trustee  
under trust dated 1/7/92

Grantee

After recording return to:  
Arthur & Harriett LeCours  
720 Mt. Whitney  
Klamath Falls, Or 97601

Until a change is  
requested, all tax statements  
shall be sent to the following address:  
Same as Grantee

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument  
received for record on the 17<sup>th</sup> day of  
Jan., 1992 at 10:00 o'clock A.M.,  
and recorded in book/reel/volume No. M92  
on page 1066 or as fee/file/instrument/  
microfilm/reception No. 39926 Recorded of  
Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Name Title  
By Pauline Mueland Deputy

Fee \$5.00