



40103

**Aspen**  
TITLE & ESCROW, INC.

AT#E

#03037976

WARRANTY DEED

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AFTER RECORDING RETURN TO:  
MR. AND MRS. WILLIAM J. MC CARTHY  
105 POSHARD  
PLEASANT HILL, CA 94523

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

JEAN BATS KNACKSTEDT, who acquired title as JEAN BATS,  
hereinafter called GRANTOR(S), convey(s) to WILLIAM J. MC CARTHY  
and JOANNE E. MC CARTHY, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 195 of THIRD ADDITION TO SPORTSMAN PARK, in the County of  
Klamath, State of Oregon.

CODE 8 MAP 3606-3BD TAX LOT 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 apparent upon the land,

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  
\$7,000.00.

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 8th day of January 1992.

Jean Bats Knackstedt  
JEAN BATS KNACKSTEDT

STATE OF <sup>OREGON</sup> CALIFORNIA, County of Marion )SS

January 13, 1992

Personally appeared the above named JEAN BATS KNACKSTEDT and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me, Pauline Mullender  
Notary Public for California - OREGON  
My Commission Expires: 8-24-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day  
of Jan. A.D., 19 92 at 3:35 o'clock P.M., and duly recorded in Vol. M92  
of Deeds on Page 1359

Evelyn Biehn, County Clerk

By Pauline Mullender

FEE \$28.00

92 JAN 22 PM 3 35