

40705

mtc 30627

WARRANTY DEED

Vol m92 Page 2500

KNOW ALL MEN BY THESE PRESENTS, That WAYNE A. CONNORS and PAMELA J. CONNORS, husband & wife, as to an undivided 1/4 interest; **see Grantors continued below hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHUCK FISHER & ASSOCIATES, INC., an Oregon corporation, 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:

The Southwesterly 30 feet of Lot 4, Block 17, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion dedicated to the public for use as an alley.

**Grantors continued -

and CHUCK FISHER AND ASSOCIATES, INC., aka CHUCK FISHER & ASSOCIATIONS, INC., an Oregon corporation, as to an undivided 1/4 interest

"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 upon the land as of the date of this deed

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 \$ 4,200.00

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 28th day of January, 19 92; 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. Wayne Connors Pamela J. Connors by Deputy Attorneys her attorneys in fact

STATE OF OREGON,
County of Klamath) ss.
January 28, 19 92

Personally appeared the above named
WAYNE A. CONNORS for himself and
as attorney-in-fact for PAMELA J. CONNORS

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

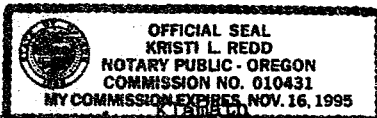
Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



WAYNE A. CONNORS PAMELA J. CONNORS

CHUCK FISHER AND ASSOCIATES, INC. aka CHUCK FISHER & ASSOCIATES, INC., an Oregon corporation
by: Chuck Fisher Pres.
Mary Lou Fisher Sec.



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this
January 28, 19 92, by CHARLES FISHER
president, and by MARY LOU FISHER
secretary of

CHUCK FISHER & ASSOCIATES, INC.
a Oregon corporation, on behalf of the corporation
Notary Public for Oregon Kristi L. Redd (SEAL)
My commission expires: 11/16/95

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 5th day of Feb., 19 92, at 2:53 o'clock P. M., and recorded in book M92 on page 2500 or as file/reel number 40705.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SINCE RESERVED
FOR
RECORDERS USE

Wayne A. Connors et al
403 Main St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

CHUCK FISHER & ASSOCIATES, INC.
403 Main St.
Klamath Falls, OR 97601
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

Evelyn Biehn, County Clerk
Recording Officer
By Rachel Mullender Deputy

Fee \$28.00