

40943

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
ELMO E. ANDERSON and SARAH B. ANDERSON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____,
RICHARD J. O'NEIL and YVONNE L. O'NEIL, 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:

Lot 7 in Block 8 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 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, as shown by the records of the corporation, was \$100,000.

This deed and where the context so requires, the singular includes the plural and all grammatical constructions usually apply to corporations and to individuals.

In construing this deed and where the context so requires, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine gender. In witness Whereof, the grantor has executed this instrument this 11th day of February, 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.

Elmo E. Anderson
ELMO E. ANDERSON

STATE OF OREGON,
County of Klamath ss.
February 11, 19 92

Personally appeared the above named _____
ELMO E. ANDERSON
SARAH B. ANDERSON

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

Before me:

Notary Public for Oregon

Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

ELMO E. ANDERSON and SARAH B. ANDERSON
4602 DOUGLAS AVE.
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
RICHARD J. O'NEIL and YVONNE L. O'NEIL
4542 Douglas Ave.
KLAMATH FALLS, OR 97601

After recording return to:
RICHARD J. O'NEIL and YVONNE L. O'NEIL
4542 Douglas Ave.
KLAMATH FALLS, OR 97601
 NAME ADDRESS ZIP

Usual change is requested all tax statements shall be sent to the following address.

RICHARD J. O'NEIL and YVONNE L. O'NEIL
4514 Douglas Ave.
KLAMATH FALLS, OR. 97601
NAME ADDRESS ZIP

SPACE RESERVED

FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 12th
day of Feb., 19 92,
at 11:19 o'clock A M., and recorded
in book M92 on page 2939 or as
file/reel number 40943,
Record of Deeds of said County.
Witness my hand and seal of County
affixed.

~~Evelyn Biehn, County Clerk~~
Recording Officer
By Pauline Mueller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY