

42665

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM D. McBain and SUSAN J. McBain, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN  
~~ESCO~~ NAPIER and MARY ANNA NAPIER, 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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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, stated in terms of dollars, is \$ 55,000.00

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 12 day of March, 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.

STATE OF OREGON,  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

X William D. McBain  
WILLIAM D. MCBAIN  
X Susan J. McBain  
SUSAN J. MCBAIN

STATE OF CALIFORNIA  
COUNTY OF Siskiyou ) ss.

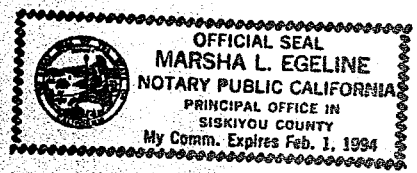


On March 12, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared William D. McBain and Susan J. McBain\*\*\*\*

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marsha L. Egeline



(This area for official notarial seal)  
(General Acknowledgment)

6415 CORSINI PLACE RANCHO PALOS VERDES, CA 90274
GRANTEE'S NAME AND ADDRESS
STEVE NAPIER and MARY ANNA NAPIER 6415 CORSINI PLACE RANCHO PALOS VERDES, CA 90274
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: STEVE NAPIER and MARY ANNA NAPIER 6415 CORSINI PLACE RANCHO PALOS VERDES, CA 90274
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDERS USE

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

MTC NO. 27164-NM

EXHIBIT A  
LEGAL DESCRIPTION

A tract of land in Township 35 South, Range 7 East of the Willamette Meridian;

Section 9: The North 360 feet of the East 1/2 of Government Lot 8, EXCEPTING THEREFROM the North 30 feet.

Section 10: The North 360 feet of Government Lot 2, EXCEPTING THEREFROM the North 30 feet, ALSO EXCEPTING THEREFROM that portion lying East of the Williamson River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of March A.D., 1992 at 10:52 o'clock A.M., and duly recorded in Vol. M92,  
of Deeds on Page 6269.

Evelyn Biehn - County Clerk  
By *Charles Mulendore*

FEE \$35.00