

RETURN TO: 43975

JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

MT#27396
JCT#LP-48543

WARRANTY DEED

Vol. M92 Page 8819

KNOW ALL MEN BY THESE PRESENTS, that ,

DENIS O'BRIEN and JOAN E. O'BRIEN

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

JIM MAYNARD and JOYCE WARD, as tenants in common, each as to an undivided one-half interest

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 KIAMATH , State of Oregon, described as follows to wit:

A LEASEHOLD INTEREST IN LOT 4, BLOCK Q, U.S. FOREST SERVICE SUMMER HOME SUBDIVISION LAKE OF THE WOODS, KIAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT Unrecorded Term Special Use Permit from USDA - Forest Service and Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

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 \$ 115,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of April, 1992.

"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."

Denis O'Brien
DENIS O'BRIEN u2 P&S P&T # CB159449

Joan E. O'Brien
JOAN E. O'BRIEN 0165-485-44-664-0

STATE OF ~~OREGON~~ ^{FLORIDA}
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 15th day of April, 1992, by

Denis O'Brien and Joan E. O'Brien

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 24th day of April A.D., 19 92
at 10:14 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 8819
Evelyn Biehn
By Pauline Mullendore County Clerk

Fee, \$30.00

Deputy.

Tobias D. [Signature]
Notary Public for Orange County, Florida
My commission expires May 15, 1995
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: May 15, 1995.
BORDER THE NOTARY PUBLIC UNDERWRITERS.
Mail Tax Statements to:
Grantee
559 S MOUNTAIN
ASHLAND OR 97520