

OK 44197

WARRANTY DEED

Vol. 92 Page 9207

KNOW ALL MEN BY THESE PRESENTS, That
Roy E. McKim and Mary L. McKim - H & W
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Timothy K. McKim and Jon Sharon McKim, H & W, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northerly 80 feet of Lot 13, in Block
 28, of HOT SPRINGS ADDITION to the City of
 Klamath Falls, Klamath County, Oregon, described
 as follows:

Beginning at the Northwest corner of said
 Lot 13 on the Southerly line of Portland Street;
 thence Easterly along said line of Portland
 Street, 39.75 feet, more or less, to the North-
 easterly corner of said Lot 13; thence Southerly
 along the Easterly line of said Lot 13, a dis-
 tance of 80 feet; thence Westerly and parallel
 with Portland Street, 39.75 feet, more or less,
 to the Easterly line of Dolores Street; thence
 Northerly along the Easterly line of Dolores
 Street, 80 feet to the point of beginning, said
 property being situate in Klamath County, Oregon;

The Northerly 45 feet of the Southerly 90 feet of Lot 13 in Block 28 of Hot Springs
 addition to the City of Klamath Falls, Oregon.

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 of the above granted premises, free from all encumbrances

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 \$ 8500.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 29 day of April, 1992;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly
 authorized to do so by order of its board of directors.

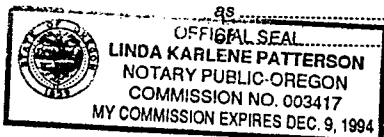
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Roy E. McKim
Mary L. McKim

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 29, 1992,
 by Roy E. McKim and Mary L. McKim

This instrument was acknowledged before me on _____, 19____,
 by _____



Linda Karlene Patterson

Notary Public for Oregon

My commission expires _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy K. McKim & Jon Sharon McKim
5444 Wocus Rd
Klamath Falls, Or. 97601
 NAME, ADDRESS, ZIP

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

Timothy K. McKim & Jon Sharon McKim
5444 Wocus Rd
Klamath Falls, Or. 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 29th day of April, 1992,
 at 12:59 o'clock P.M., and recorded
 in book/reel/volume No. M92 on
 page 9207 or as fee/file/instru-
 ment/microfilm/reception No. 44197,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Darlene Mueller, Deputy

Fee \$30.00

20.00
 30.00
 2.00