

47570

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Michael P. Picard and Valerie J. Picard, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Gorden E. Mallory

, 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:

Lot 3 in Block 6 of TRACT 1152, NORTH HILLS, according to the
official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 except those
of record and those apparent upon the land, if any, as of 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 \$ 123,900.00

~~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 ~~or~~ it not applicable, should be deleted. See ORS 93.010.)

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 10th day of July, 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.

Michael P. Picard

Michael P. Picard

Valerie J. Picard

Valerie J. Picard

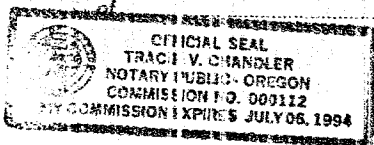
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 10, 1992,
by Michael P. Picard and Valerie J. Picard

This instrument was acknowledged before me on , 19 ,
by

as

at



My commission expires 7-6-94

Michael P. and Valerie J. Picard
5016 Southview Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Gorden E. Mallory
5476 Havencrest Dr.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME ADDRESS ZIP

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

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
15th day of July, 1992,
at 3:47 o'clock P. M., and recorded
in book/reel/volume No. M92 on
page 15620 or as fee/file/instru-
ment/microfilm/reception No. 47570,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pauline M. Nix, Deputy

Fee \$30.00