

48287

MTZ 25021 MK

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JIM FEND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called JEFFREY WAYNE McCONNELL, SR., 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 hereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The NE1/4 of Section 2, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the SE1/4 SE1/4 NE1/4 of said Section 2.

"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 \$ 10,000.00

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 25th day of July, 1992; 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, MINNESOTA)
County of Hennepin) ss.
July 25, 1992

Personally appeared the above named
JIM FEND

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

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

JIM FEND
2500 KENNELLY PL.
BURNSVILLE, MN 55337
GRANTOR'S NAME AND ADDRESS
JEFFREY WAYNE McCONNELL and SR.
349 McLEAN ST.
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

JEFFREY WAYNE McCONNELL and SR.
349 McLEAN ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JEFFREY WAYNE McCONNELL and SR.
349 McLEAN ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of July, 1992, at 3:42 o'clock P. M., and recorded in book M92 on page 16971 or as file/reel number 48287. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee \$30.00