

mtz WARRANTY DEED
28213 HF

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KNOW ALL MEN BY THESE PRESENTS, That ALPH C. MCCORMIC and MAVIS L. MCCORMIC, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called RICHARD JEROME TRACY and VIRGINIA MAE TRACY, 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 CLATSOP and State of Oregon, described as follows, to-wit:

Lot 4 in Block 5, TRACT 1091, LYNNWOOD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 said grantor shall defend and hold against the lawful claims

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

[illegible]

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.

WITNESSETH that the grantor has executed this instrument this 13th day of August, 1992;

In Witness Whereof, the grantor has executed this instrument this 13th day of August, 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,
County of Clatsop ss.
August 13, 1992

Personally appeared the above named _____
RALPH C. MCCORMIC
MAVIS L. MCCORMIC

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

Before me: Alex M Ferk
Notary Public for Oregon
My commission expires: 4/20/92

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: _____

~~RALPH C. MCCORMIE and MAVIS L. MCCORMIE~~
~~P.O. BOX 236~~
~~KENO, OR 97627~~

GRANTOR'S NAME AND ADDRESS
RICHARD JEROME TRACY and VIRGINIA MAE TRACY

OR

GRANTEE'S NAME AND ADDRESS

Alter recording return to:
RICHARD JEROME TRACY and VIRGINIA MAE TRACY

OR

NAME, ADDRESS, ZIP

RICHARD JEROME TRACY and VIRGINIA MAE TRACY

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was
received for record on the 14th

day of _____ Aug. ____ , 19 ____ 92
at 11:39 o'clock A. M., and recorded

in book M92 on page 18169 or a
filed number 48955

Record of Deeds of said county.

affixed.

F. Lee Rich, County Clerk

Evelyn Bieml, County Clerk
Recording Office

By Pauline Mulino Deputy

Fee \$30.00