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Vol. 492 Page 28195# 01039057
WARRANTY DEED

AFTER RECORDING RETURN TO:

WILLIAM J. MC CARTHY
JOANNE E. MC CARTHY
105 POSHARD ST.
PLEASANT HILL, CA 94523

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGIA S. BAUGH hereinafter called GRANTOR(S), convey(s) to
WILLIAM J. MC CARTHY and JOANNE E. MC CARTHY, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 191, THIRD ADDITION TO SPORTSMAN PARK, in the County of
Klamath, State of Oregon. Code 8, Map 3606-3BD, Tax Lot 6100.

TOGETHER WITH A 1/4 INTEREST IN A WELL AND AS DESCRIBED IN WELL
AGREEMENT RECORDED APRIL 24, 1973 IN BOOK M-73, PAGE 4904,
LOCATED ON REAL PROPERTY DESCRIBED AS FOLLOWS:

Lot 141, Third Addition to Sportsman Park, 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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent on the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$3,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 23 day of November 1992.

Georgia S. Baugh
GEORGIA S. BAUGH

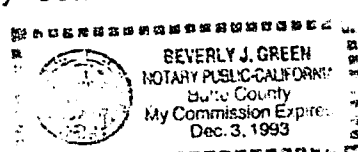
STATE OF CALIFORNIA, County of Butte) ss.

On this 23rd day of November, 1992,

Personally appeared the above named GEORGIA S. BAUGH and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Personally appeared before me and proved to me on the basis of satisfactory evidence.

Before me: Beverly J. Green
Notary Public for California
My Commission Expires: 12/3/93



304-52

28196

STATE OF OREGON: COUNTY OF KLAMATH: 18

Filed for record at request of Aspen Title Co the 27th day
of Nov. A.D., 19 92 at 3:52 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 28195.
Evelyn Biehn, County Clerk
By Pauline Muelendore

FEE \$35.00