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#01039057 WARRANTY DEED

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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. NC CARTHY and JOANNE E. NC 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 _____ day of November 1992.

GEORGIA S. BAUGH

a.

STATE OF CALIFORNIA, County of <u>Butte</u>)ss.

On this 23rd day of November, 1992,

My Commission Expires: 12/3/93

NOTARY PUSIC CALIFORNI My Commission Expire Dec. 3, 1993

影 中口的异常的母亲的复数的复数母亲的女人。

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

Personally appeared before me and proved to me on the basis of satisfactory evidence. and deed. Before me: ____ Notary Public for California

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