

54697

WARRANTY DEED

MTC 28860

Vol. M92 Page 28616

KNOW ALL MEN BY THESE PRESENTS, That Richard F. Cunningham Ronald F. Cunningham

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kevin A. Conroy and Denise M. Conroy, husband and wife, hereinafter called 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 10 in Block 3 of TRACT NO. 1103, EAST HILLS ESTATES, 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 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 \$ 106,000.00. ~~It is hereby acknowledged that the consideration stated in this instrument is the full and true consideration for the property described herein.~~ (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 2nd day of November, 19 92; 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 Klamath) ss.
November December 2, 19 92

Richard F. Cunningham

Ronald A. Cunningham

Personally appeared the above named Richard F. Cunningham
Ronald

Ronald F. Cunningham

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

Before me:

B. Ramey
Notary Public for Oregon
My commission expires: 9/14/96

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: _____



RICHARD F. Cunningham
Ronald

GRANTOR'S NAME AND ADDRESS

Kevin A. Conroy and Denise M. Conroy
6719 Cottage Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
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
P. O. Box 5270
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 3rd day of Dec., 19 92, at 10:24 o'clock A. M., and recorded in book M92 on page 28616 or as file/reel number 54697.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Evelyn Biehn, Deputy

Fee \$30.00