

54767 '92 DEC 4 AM 11 03



#01039206
WARRANTY DEED

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AFTER RECORDING RETURN TO:
JIM MC CARTY and
WENDY MC CARTY
251 BANGOR AVENUE
SAN JOSE, CA 95123

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

GERALD R. HARTMANN and MARYANN S. HARTMANN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JIM MC CARTY and
WENDY MC CARTY, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 1 in Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES, in
the County of Klamath, State of Oregon.

Code 21, Map 4008-6BB, Tax Lot 1700.

"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 apparent upon 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
\$11,400.00.

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 24th day of November, 1992.

Gerald R. Hartmann
GERALD R. HARTMANN

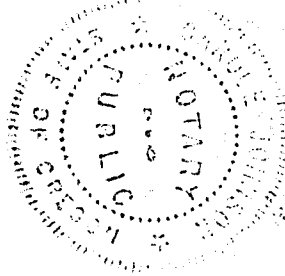
Maryann S. Hartmann
MARYANN S. HARTMANN

STATE OF OREGON, County of Klamath)ss.

On December 2, 1992, personally appeared the above

named GERALD R. HARTMANN and MARYANN S. HARTMANN and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: March 22, 1993. 1-15-94



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co
on this 4th day of Dec. A.D., 19 92
at 11:03 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 28750
Evelyn Biehn County Clerk
By Dorene M. Muelhens
Deputy.

Fee, \$30.00