

55904

92 DEC 31 AM 10:48

Volume 2 Page 31189

*Return and*  
Until a change is requested, all  
tax statements should be sent to:

Glenn & Diane Perkey  
1127 North 4th Street  
Lakeview, OR 97630

MTL 29043  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John Edward MacDonald and Esther Corrine MacDonald, Trustees of the J. MacDonald Living Trust, hereinafter called grantors, for the consideration hereinafter stated to grantors paid by Glenn C. Perkey and Diane L. Perkey, husband and wife, hereinafter called grantees, do hereby grant, bargain, sell and convey unto said grantees and grantees' heirs, successors and assigns, that 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:

The SW1/4 of the NW1/4 and the W1/2 of the SW1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(Account 2508-00400-01600, Key 158493, Code 051)

To have and to hold the same unto grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Warranty Deed wherein Klamath Lumber and Box Co., conveyed to Sidney Troxell, recorded May 4, 1965 in Volume 361, page 245, Deed Records of Klamath County, Oregon and rerecorded June 14, 1965 in Volume 362, page 284, Deed records of Klamath County, Oregon.
3. The terms and provisions of a 40 foot roadway easement in favor of John M. Schoonover created by instrument dated March 17, 1979, recorded March 23, 1979 in Volume M79, Page 6716 of the Microfilm Records of Klamath County, Oregon.
4. Special tax roll assessment as Potential Forest Land which may be subject to additional tax if disqualified from the special assessment.

And that grantors 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 \$150,000.00.

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.

IN WITNESS WHEREOF, grantors have executed this instrument this 29th day of December, 1992.

J. MACDONALD LIVING TRUST

J. MACDONALD LIVING TRUST

By: John Edward MacDonald  
John Edward MacDonald,  
Trustee

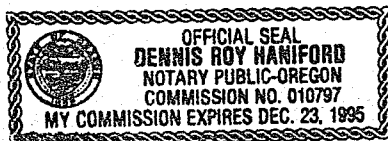
By: Esther Corrine MacDonald  
Esther Corrine MacDonald,  
Trustee

STATE OF OREGON

County of Deschutes )

ss.

Be it remembered that on this 29th day of December, 1992, personally appeared before me, a Notary Public in and for said County and State, the above named John Edward MacDonald and Esther Corrine MacDonald, Trustees of the J. MacDonald Living Trust and acknowledged the foregoing instrument to be their voluntary act and deed for and on behalf of said trust.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12/23/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day  
of Dec. A.D., 19 92 at 11:48 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 31189.

Evelyn Biehn - County Clerk  
By: Doreen M. Mullen

FEE \$35.00