

OK

59165

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN W. KENNEDY and PATRICIA A. KENNEDY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBORAH R. MCCLERY

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North 58° 13' 37" East a distance of 79.36 feet to the true point of beginning of this description; thence North 80° 38' 03" West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of 161° 39' 23"; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewer's Ranchos; thence North 18° 35' 22" East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South 57° 47' 22" East a distance of 260.83 feet to a point; thence South 58° 13' 37" West a distance of 12.84 feet to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 34,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 15th day of February, 1990;

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.

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.

John W. Kennedy

Patricia A. Kennedy

STATE OF OREGON,

County of Lane  
February 15th, 1990

STATE OF OREGON, County of ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

John W.  
Kennedy and Patricia A. Kennedy

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

Before me:  
(OFFICIAL SEAL) Rebecca A. Lynn  
Notary Public for Oregon  
My commission expires: 6/14/93

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

John W. Kennedy and Patricia A. Kennedy  
1055 N. 57th  
Springfield, Oregon 97478

GRANTOR'S NAME AND ADDRESS

Deborah R. McCleery  
64170 Pioneer Loop  
Bend, Oregon 97701-8859

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Deborah R. McCleery Title Guaranty Co  
64170 Pioneer Loop P.O. Box 10960  
Bend, Oregon 97701 Eugene, OR 97440  
NAME, ADDRESS, ZIP Attn: Lisa C.

Until a change is requested all tax statements shall be sent to the following address.

Deborah R. McCleery  
P.O. Box 645  
Dallas, OR 97338

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of March, 1993, at 10:04 o'clock A.M., and recorded in book/reel/volume No. M93 on page 6353 or as fee/file/instrument/microfilm/reception No. 59165, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

Fees: 30.00

By Annette Misselker Deputy

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect. This has been requested by the grantor.

92 MAR 30 AM 10 04