

K-44761  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

WILLIAM D. MCCABE AND LINDA MCCABE AND WILLIAM D. MCCABE, JR  
AND TREVA L. MCCABE, Grantor,

conveys and warrants to JOAN K. BRADY, Grantee,  
 the following described real property in the County of KLAMATH and State of Oregon.

THAT PORTION OF LOT 17 IN BLOCK 38 IN HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE WESTERLY CORNER OF SAID LOT 17, BEING THE ALLEY CORNER COMMON TO LOTS 16 AND 17 IN BLOCK 38; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 17 A DISTANCE OF 10 FEET TO THE CENTER LINE OF THE VACATED ALLEY BETWEEN LOTS 4 AND 17; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID VACATED ALLEY 50 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 17 A DISTANCE OF 46.33 FEET TO THE NORTHWESTERLY LINE OF ESPLANADE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17 TO THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 17 A DISTANCE OF 72.65 FEET TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:  
 RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 42,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 6th day of April 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

WILLIAM D. MCCABE

WILLIAM D. MCCABE, JR.

LINDA MCCABE

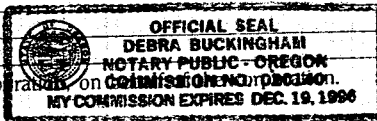
TREVA L. MCCABE

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
 this 6th day of April 19 93  
 by William D. McCabe, Linda McCabe,  
William D. McCabe, Jr., Treva L. McCabe

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on COMMISSION EXPIRES DEC. 19, 1996



Notary Public for Oregon

My commission expires: 12-19-96

After recording return to:

Joan K. Brady  
227 Lincoln St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Joan K. Brady  
1955 Esplanade St.  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title  
 on this 7th day of April A.D. 1993  
 at 9:57 o'clock A M. and duly recorded  
 in Vol. M93 of Deeds Page 7030  
 Evelyn Biehn County Clerk  
 By Debora Buckingham  
 Deputy.

Fee, \$30.00