

60373

WARRANTY DEED

WARRANTY DEED
MTC 29617-4K

Vol. m93 Page 8622

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD THOMAS SINCLAIR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY JOE TURNER, VIRGINIA THOMPSON and DEBRA L. VARGA, All as Tenants ** 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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

026149

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as of the date of this deed ^{except those of} *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 \$ 26,000.00

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 _____ day of _____, 19____; 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 _____) ss.
_____ 19____

Personally appeared the above named _____
 RICHARD THOMAS SINCLAIR

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

Before me:

Notary Public for Oregon
My commission expires:

Richard Thomas Sinclair
RICHARD THOMAS SINCLAIR

Please See Attached

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

STATE OF OREGON,
County of _____ ss.

~~I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.~~

~~Witness my hand and seal of County
affixed.~~

By _____ Recording Officer
Deputy

RICHARD THOMAS SINCLAIR
6175 BROOKDALE DRIVE
KLAMATH FALLS, OR 93923

GRANTOR'S NAME AND ADDRESS

GARY JOE TURNER., VIRGINIA THOMPSON and DEBRA L. VARGA	
6422 ALVA STREET	
KLAMATH FALLS, OR 97603	

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED

FOR
A. L. VARGA
RECEIVED

GARY JOE TURNER, , VIRGINIA THOMPSON and DEBRA L. VARGA
6422 ALVA STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

GARY JOE TURNER, VIRGINIA THOMPSON and DEBRA L. VARGA
6422 ALVA STREET
KLAMATH FALLS, OR 97603
NEXT ADDRESS OK

NAME, ADDRESS, ZIP

EXHIBIT "A" **LEGAL DESCRIPTION**

A portion of Block 44, NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 44, NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville) Oregon, which point is 90 feet Northeasterly from the most Westerly corner of said Block; thence Northwesternly parallel with Ninth Street 55 feet to the centerline of the vacated alley; thence Northeasterly along the centerline of the vacated alley 45 feet; thence Southeasterly, at right angles, 5 feet to the Southerly line of the vacated alley; thence Northeasterly along the Southeasterly line of the alley 20.65 feet, more or less, to the dead end of Washington Street; thence Southeasterly along the dead end of Washington Street 50 feet to the Northwesternly line of said Block 44; thence Southwesterly 65.76 feet, more or less, to the place of beginning.

STATE OF CALIFORNIA

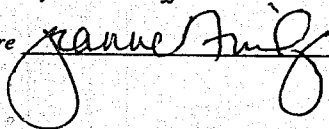
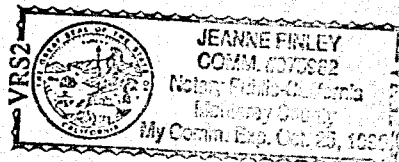
COUNTY OF

Monterey

On 4.20.93 before me, Jeanne Finley, personally
appeared Richard Thomas Sinclair personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

GS-24 (1-93)

Attached to Warranty Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 23rd day
of April A.D., 19 93 at 9:20 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 8622.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline [Signature]