

62528

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC 29969-LIK

Vol. m93 Page 12897

KNOW ALL MEN BY THESE PRESENTS, That

LEE M. MCBRIDE and JOSEPHINE H. MCBRIDE, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES O. TURNER and JACILYN TURNER, husband and wife, 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:

Lot 28 in VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 49,000.00

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 4th day of June, 1993; 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 Klamath ss.
June 4, 1993

Personally appeared the above named

LEE M. MCBRIDE

JOSEPHINE H. MCBRIDE

Lee M. McBride
LEE M. MCBRIDE
Josephine H. McBride
JOSEPHINE H. MCBRIDE

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

19, by

president, and by

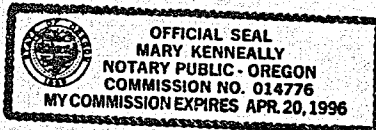
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



LEE M. MCBRIDE and JOSEPHINE H. MCBRIDE

4907 SUMMERS LANE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JAMES O. TURNER and JACILYN TURNER

2745 LINCOLN LANE

ANTIOCH, CA 94509

GRANTEE'S NAME AND ADDRESS

JAMES O. TURNER and JACILYN TURNER

2745 LINCOLN LANE

ANTIOCH, CA 94509

NAME, ADDRESS, ZIP

JAMES O. TURNER and JACILYN TURNER

2745 LINCOLN LANE

ANTIOCH, CA 94509

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th

day of June, 1993,

at 11:35 o'clock M., and recorded

in book M93 on page 12897 or as

file/reel number 62528

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Denise M. M... Deputy

FEE: \$30.00

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