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MOUNTAIN TITLE COMPANY

### **MOUNTAIN TITLE COMPANY** Vol. <u>mg3</u> Page 15852

MTC 29902-UK WARRANTY DEED NALD F. CUNNINGHAM

RONALD F. CUNNINGHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KEVIN A. CONROY and DENISE M. CONROY, husband and wife 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 thercunto belonging or appertaining, situated in the County of \_\_\_\_\_KLAMATH\_\_\_\_\_ and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

# 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 And said granior nereby covenants in and man such granies of from all encumbrances 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 the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims grantor will warrant and jorever aejena the said premises that every part of all persons whomsoever, except those claiming under the above described encumbrances, and demands of all persons whomsoever, except those claiming under the above described encumbrances, S = 8,750.00demands of all persons whomsoever, except those claiming under the doord determines is \$ 8,750.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,750.00

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 <u>1</u> day of <u>July</u>. 19 93. ; 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.

County of Klamath ) \$5. July 1 . 19 93 Personally appeared the above named \_ RONALD F. CUNNINGHAM

STATE OF OREGON.

\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ his\_\_\_ <u>\_\_\_\_\_voluntary</u> act and deed. Before me:

Notary Public for Oregon My commission expires: 4/20/96 THE REPORT OF THE PARTY OF THE

OFFICIAL SEAL MARY KENNEALLY NOTARY PUBLIC • OREGON COMMISSION NO. 014776 MY COMMISSION EXPIRES APR 20, 1996

RONALD F. CUNNINGHAM 5536 NORTH HILLS DRIVE KLAMATH FALLS, OR 97603 CANDORN NAME AND ALDR KEVIN A. CONROY and DENISE M. CONROY 6719 COTTAGE AVE. KLAMATH FALLS, OR 97603 ORANDER SINAME AND ADDRESS

KEVIN A. CONROY and DENISE M. CONROY 6719 COTTAGE AVE. KLAMATH FALLS, OR 97603 NAME ARRENS OF

KEVIN A. CONROY and DENISE M. CONROY 6719 COTTAGE AVE. KLAMATH FALLS, OR \_ 97603

SEATE OF OREGON, County of	
The foregoing instrument was acknowledged between	. m. dii
, 19, by	
president, and by secretary of	··· ·
a corporation, on behalf of the cor	noration.
Notary Public for Oregon	
My commission expires:	(SEAL)

RONALD F. CUNNINSHAM

MOUNTAIN

TITLE

COMPANY



MOUNTAIN TITLE COMPANY

### LEGAL DESCRIPTION

#### PARCEL 2

Lot 11, Block 3 of TRACT 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion of Lot 11, Block 3, Tract 1103-East Hills Estates described as follows:

Beginning at a 1/2 inch iron rod at the Northeast corner of Lot 12, thence North 63 degrees 36' 24" East 54.26 feet to the angle point in the North line of Lot 11, thence South 10 degrees 49' 54" East 137.75 feet to a 5/8 inch iron rod on the right of way line of Cottage Avenue, thence 41.08 feet along the arc of a 230 foot radius curve to the left, the chord of which bears South 79 degrees 26' 38" West to a 1/2 inch iron rod at the Southeast corner of Lot 12, thence North 16 degrees 03' 34" West 123.51 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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of	or record at rec July	of Deeds o'clockP_M., and duly recorded in Vol day
FEE	\$35.00	Evelyn Biehn County Clerk By Dreaders Multiparties

## **158**53