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WARRANTY DEED

MTC 29634-MK

KNOW ALL MEN BY THESE PRESENTS, That MARK STANLEY KOCHEVAR and LORRAINE H. KOCHEVAR, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* GEORGE MC MAHAN and HELEN MC MAHAN, 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:*

Parcel 2 of Land Partition 20-93, being situated in the W 1/2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, 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 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 $ 30,000.00 ~~However, the actual consideration consists of or includes [illegible]~~

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 11 *day of* August *, 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.*

Mark Stanley Kochevar
MARK STANLEY KOCHEVAR

Lorraine H. Kochevar
LORRAINE H. KOCHEVAR

STATE OF OREGON,
County of Klamath *) ss.*
August 11 *, 19* 93 *.*

Personally appeared the above named
MARK STANLEY KOCHEVAR
LORRAINE H. KOCHEVAR

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

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96

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

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)*

MARK STANLEY KOCHEVAR and LORRAINE H. KOCHEVAR
220 CONGER AVE.
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

GEORGE MC MAHAN and HELEN MC MAHAN
2535 ORCHARD WAY
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
GEORGE MC MAHAN and HELEN MC MAHAN
2535 ORCHARD WAY
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
GEORGE MC MAHAN and HELEN MC MAHAN
2535 ORCHARD WAY
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE: $30.00

STATE OF OREGON,
ss.
County of Klamath
I certify that the within instrument was received for record on the 12th *day of* August *, 19* 93 *, at* 9:20 *o'clock* A *M., and recorded in book* M93 *on page* 20068 *or as file/reel number* 66128 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

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08-12-93A09:20 RCVD

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