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08-12-93P03:37 RCVD

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## WARRANTY DEED

AFTER RECORDING RETURN TO:

JAMES PATRICK MCGINNIS  
TERRI LYNN MCGINNIS3462 DENVER PARK  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WILLIAM T. GARDINER and GLENDA J. GARDINER, husband and wife hereinafter called GRANTOR(S), convey(s) to JAMES PATRICK MCGINNIS and TERRI LYNN MCGINNIS, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3, Block 1, CASCADE PARK, in the County of Klamath, State of Oregon.

Code 41 Map 3909-11BD TL 2100

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$80,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of August, 1993.

William T. Gardiner  
WILLIAM T. GARDINER

Glenda J. Gardiner  
GLENDA J. GARDINER

STATE OF OREGON, County of Klamath)ss.

On this 10th day of August, 1993,

Personally appeared the above named WILLIAM T. GARDINER and GLENDA J. GARDINER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 12th day  
of Aug. A.D., 19 93 at 3:37 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 20171

FEE \$30.00

Evelyn Biehn County Clerk

By [Signature]