

66182

08-12-93P03:37 RCVD

Vol. m93 Page 20171

## 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 ABOVEWILLIAM 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. GARDINERGlenda 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]