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MOUNTAIN TITLE COMPANY

#### Vol<u>MA3 Page 20339</u> MOUNTAIN TITLE COMPANY

WARRANTY DEED

66292 Paul J. Carney and Patricia A. Carney KNOW ALL MEN BY THESE PRESENTS, That \_

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edwin O. Saunders, Jr and Cathy M. Koenig, not as tenants in common, but with rights of \*\* , 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:

| PLEASE | SEE | REVERSE | SIDE | OF | THIS | DOCUMENT |  |
|--------|-----|---------|------|----|------|----------|--|
|        |     |         |      |    |      |          |  |

## 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

MOUNTAIN

TITLE

COMPANY

(SEAL)

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 \$ 38,000.00 TANAN TAN SWXKIRSXSXAXAXXXX

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 16th 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.

| STATE OF OR | EGON,   | )                   |             |
|-------------|---------|---------------------|-------------|
| County of   | Klamath | )                   | <i>ss</i> . |
| August 16   |         | <i>19</i> <u>93</u> | ·           |

Personally appeared the above named Paul J. Carney & Patricia A. Carney

\*\*\*\*Survivorship\*\*\*\*\*

and acknowledged the foregoing instrument \_voluntqry act and deed. their to be

Before me:

The Notary Public for Oregon

NAME, ADDRESS, ZIE



| fail J. Con        |
|--------------------|
| Part J. Carney     |
| Patricia A. Carney |
|                    |

| STATE OF OREGON, County of 1 ss                          |
|--|
| The foregoing instrument was acknowledged before me this |
| , 19, by   |
| president, and by  |
| secretary of   |
|  |

corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires:

| Paul J. Carney & Patricia A. Carney  |                  | STATE OF OREGON,  |
|--|------------------|---|
| GRANIORS NAME AND ADDRESS<br>Edwin O. Saunders, Jr. & Cathy M. Koenig<br>432 High St.<br>Klamath Falls, OR 97601 |                  | Contry of   |
| GRANTEE'S NAME AND ADDRESS   | SPACE REALBARD   | in book or page or as file/reel_number                                |
| Klamath First Federal<br>P. O Box 5270   | KECONDER N. STOF | Record of Deeds of said county.<br>Witness my hand and seaf of County |
| Klamath Falls,OR 97601   |                  | affixed.  |
| Unit's change is respected all us statements shall be sent to the bilinking address.<br>Klamath First Federal    |                  |   |
| P. O. Box 5270<br>Klamath Falls, OR 97601  |                  | Recording Officer<br>By Deputy  |

### MOUNTAIN TITLE COMPANY

16th

dav

The Easterly 5.05 feet off the Easterly side of Lot 7 and the Westerly 32 1/2 feet off the Westerly side of Lot 8, Block 8 in the Original Town of Linkville, now City of Klamath Falls, Oregon, according the the supplemental plat of Original Town, and more particularly described as follows:

Beginning at a point on the Southerly side of High Street a distance of 5.05 feet Southwesterly from the corner common to Lots 7 and 8, of Block 8; thence Northeasterly along said line of High Street 37.55 feet; thence Southeasterly and at right angles with High Street 120 feet; thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning; RESERVING from the tract above conveyed for use as an alley, the Southeasterly 10 feet of said tract.

# STATE OF OREGON: COUNTY OF KLAMATH: ss.

| Filed for record at request of |  |
|--------------------------------|--|
| FEE \$35.00                    |  |