

Until a change is requested, all tax statements shall be sent to the following address: Charles R. & Mary M. McConnell

Return: Rt. 1, Box 614

Bonanza, Or. 97623

72662

12-10-93/02:37 RCVD

WARRANTY DEED

Vol. 93 Page 32991

KNOW ALL MEN BY THESE PRESENTS, That MARGARET M. CURTIS and EMMETT CURTIS, husband and wife, hereinafter called grantors, for the consideration hereinafter stated, to grantors paid by CHARLES R. McCONNELL and MARY M. McCONNELL, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Government lot 3, being the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 31, T37S, R11EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the W $\frac{1}{2}$ corner of said section 31; thence S89°55'49"E, along the north line of said Government lot 3, 484.00 feet; thence S00°05'06"E 900.00 feet; thence N89°55'49"W 484.00 feet to the west line of said Government lot 3; thence N00°05'06"W 900.00 feet to the point of beginning, containing 10.00 acres, including the area within the County Road right of way along the north line, TOGETHER WITH the right of ingress and egress over and across a 40-foot strip of land, the north line of which is described as follows: beginning at a point which is located S89°55'49"E 484.00 feet and S00°05'06"E 556.84 feet from the brass cap monument marking the W $\frac{1}{2}$ corner of said section 31; thence S89°57'09"E 792.41 feet to the east line of said Government lot 3.

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00

WITNESS grantors' hands this 24th day of November, 1978.

Margaret E. Curtis
Emmett Curtis

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 24th day of November, 1978, personally appeared the above-named MARGARET M. CURTIS and EMMETT CURTIS and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

[Signature]
Notary Public for Oregon
My Commission Expires: 2/4/81

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ Dec. A.D. 19 93 at 2:37 o'clock P M., and duly recorded in Vol. M93 day _____ of _____ Deeds on Page 32991

FEE \$30.00

Evelyn Biehn County Clerk
By *Claudia M. Henderson*