

73754

WARRANTY DEED
MTC 3808-01WKNOW ALL MEN BY THESE PRESENTS, That
JAMES PATRICK O'SHEA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called KEITH LEWIS WATTERSON

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 EXHIBIT "A" ATTACHED

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO DETERMINE ANY

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, in 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.

XXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. The whole/ XXXXX of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.050.)

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 30 day of December, 1993; 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 OREGON

County of Klamath

December 30, 1993

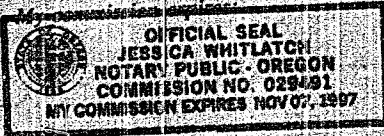
JAMES PATRICK O'SHEA, the above named

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jessica Whitlatch

Notary Public for Oregon



JAMES PATRICK O'SHEA

KEITH LEWIS WATTERSON NAME AND ADDRESS

301 S. Rogers St.
Klamath Falls, OR 97601

KEITH LEWIS WATTERSON

301 S. Rogers St.
Klamath Falls, OR 97601

KEITH LEWIS WATTERSON

301 S. Rogers St.
Klamath Falls, OR 97601

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 _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ of 43 file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

35479

EXHIBIT "A" LEGAL DESCRIPTION

All that portion of Lot 12 in Block 7 of LAKESIDE ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, described as follows:

Beginning at the Northwest corner of said Lot 12; thence North 83 degrees 15' East, along the most Northerly line of said Lot 12, 55 feet; thence South 6 degrees 45' East, parallel to the Westerly line of Lewis Street, 60 feet to the Southerly line of said Lot 12; thence 83 degrees 15' West, along the Southerly line of Lot 12, 55 feet to the Southwest corner of said Lot 12; thence North 6 degrees 45' West along the Westerly line of said Lot 12, 60 feet to the point of beginning.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day
of Dec. A.D., 19 93 at 1:40 o'clock P.M., and duly recorded in Vol. 1193
of deeds on Page 35478.

Evelyn Biehn County Clerk

By

Dorothy Mullenbarger

FEE \$35.00