

NL

73782

MTC

13910-6791

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NADINE F. GALLAGHER 2/6th UNDIVIDED INTEREST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA A. PARSONS, WILLIAM L. GALLAGHER III, MICHAEL R. GALLAGHER, DIANE F. BACON and JOHN C. GALLAGHER, **** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

*** ALL TO A UNDIVIDED 2/6th INTEREST AS TENANTS IN COMMON.

SEE ATTACHED LEGAL DESCRIPTION

GRANTEES AGREE TO ASSUME ANY AND ALL EXISTING DEBTS ON THE PROPERTY

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed.

and that grantor will warrant and forever defend the 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 \$ 9114. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall 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 its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Nadine F. Gallagher
NADINE F. GALLAGHER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 30, 1993,

by Nadine F. Gallagher

This instrument was acknowledged before me on December 30, 1993,

by

as



Mary Kenneally
My commission expires 4/20/96 Notary Public for Oregon

Nadine F. Gallagher
898 Whiskey Creek Ranch
Sprague River, OR 97639
Grantor's Name and Address
William L. Gallagher, III et al
898 Whiskey Creek Ranch
Sprague River, OR 97639
Grantee's Name and Address
After recording return to (Name, Address, Zip):
William L. Gallagher, III
898 Whiskey Creek Ranch
Sprague River, OR 97639
Until requested otherwise send all tax statements to (Name, Address, Zip):
William L. Gallagher, III, et al
898 Whiskey Creek Ranch
Sprague River, OR 97639

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County. Witness my hand and seal of County affixed.

By _____, NAME TITLE
Deputy.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The SE1/4 Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2

The E1/2 NE1/4 Section 31 and W1/2 NW1/4 Section 32 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 3

Government Lots 1 and 2; the E1/2 NW1/4; and the SW1/4 NE1/4 Section 30 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 4

The N1/2 SE1/4 Section 30 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 5

The E1/2 SE1/4 and E1/2 W1/2 SE1/4 Section 19 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 6

The E1/2 NE1/4 and NW1/4 NE1/4 Section 30 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 7

The NW1/4 SW1/4 Section 21 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 8

An eighteen acre tract located in the Northeast quarter of the Southwest quarter of Section 21, Township 36 South Range 12 East of the Willamette Meridian, and more particularly described as follows:

Beginning at the Southwest corner of said Northeast quarter of Southwest quarter; thence East along the South line thereof 36 rods; thence North and parallel to the west line thereof 82 rods; thence west parallel to the South line thereof 36 rods to the West line thereof; thence South along the West line thereof 82 rods to the place of beginning.

PARCEL 9

E1/2 SW1/4 and Government Lots 3 and 4 Section 30 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon. And Government Lot 1, Section 31 Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 10

The SE1/4 Section 25, the NE1/4 Section 36 all in Township 36 South Range 11 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 11

The E1/2 SE1/4 Section 36 Township 36 South Range 11 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 12

Lots 1 through 7; Lots 10 through 13 inclusive; and Lots 15 through 23 inclusive, all in Block 1 of WHISKEY CREEK ACRES, Tract 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 3:40 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 35527

FEE \$40.00

Evelyn Biehn County Clerk

By Caroline Mullendore