

WARRANTY DEED
MTC 32085-KR
That ROBERT K. DERBY, JR.

KNOW ALL MEN BY THESE PRESENTS, That I, _____
do hereby certify that _____ red title ab***

EUGENE J. MC CARTHY and CAROL J. MC CARTHY, husband and wife

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 CLATSOP and State of Oregon, described as follows, to-wit:

Lot 5 in Block 1 of STEWART ADDITION, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon.

***ROBERT B. DERBY and OPAL F. DERBY, as tenants by the entirety

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." AND TO DETERMINE ANY

check with the appropriate city or county planning department to verify approved uses." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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 the date of this deed.

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.

and demands of all persons, none however, except those coming under the above described category.

xxxx The xxx and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

xxxx However, the actual consideration paid for this transfer, stated in terms of pounds sterling, is the whole

part of the consideration (imputed worth) of the sentence between the symbols of xxx applicable to the whole

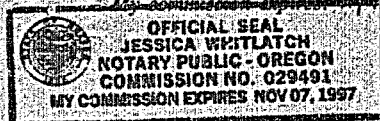
In Witness Whereof, the grantor has executed this instrument this 1 day of February, 19 94, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Lamoth
February 1, 1994 ss

Personally appeared the above named _____
ROBERT W. BERRY
ORAL E. BERRY

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Quiana Whitlatch
Notary Public for Oregon



STATE OF OREGON, County of _____) 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: _____ (SEAL)

ROBERT R. DERBY and OPAL E. DERBY

4627 Douglas
Klamath Falls, OR 97601
EUGENE J MC CARTHY 200 CABOL J MC CARTHY

13277 Helms Road
Desert Hot Springs, CA 92241

73277 Wilms Road
Desert Hot Springs, CA 92241

EUGENE J. MC CARTHY and CAROL J. MC CARTHY
7327 Wilms Road
Desert Hot Springs, CA 92241

STATE OF OREGON

County of Klamath
I certify that the within instrument was
received for record on the 8th
day of Feb, 1994,
at 3:24 o'clock P. M. and recorded
in book M94 on page 4465 or as
file/reel number 75825,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah Muehlbacher, Deputy

Fee \$30.00