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MTC 72180-mk

KNOW ALL MEN BY THESE PRESENTS, That CATHY COGAR KING hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY B. DAILEY, JR. and BEVERLY S. DAILEY, 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 KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM, that portion conveyed to the United States of America, recorded in Volume 99, Page 481, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77 Page 11849, Microfilm Records of Klamath County, Oregon.

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*"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 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS IN DEFINED IN ORS 30.930."

*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 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.*

*The true and actual consideration paid for this transfer, stated in terms of dollars, is* $ 23,000.00.

[~~How the consideration was determined, if the property is not a single family dwelling or part thereof, and the knowledge, if any, of the person preparing the instrument regarding farm or forest practices. See ORS 93.030~~]

*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* 17 *day of* March, 1994; *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.*

Cathy Cogar King
CATHY COGAR KING

*STATE OF OREGON,* )
*County of* KLAMATH ) *ss.*
March 17, 1994

*Personally appeared the above named* CATHY COGAR KING

*and acknowledged the foregoing instrument to be* HER *voluntary act and deed.*

*Before me:* Kristie L. Reed
*Notary Public for Oregon*
*My commission expires:* 11/16/95

OFFICIAL SEAL
KRISTI L. REED
NOTARY PUBLIC - OREGON
COMMISSION NO. 010031
MY COMMISSION EXPIRES NOV 16, 1995

*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*
*My commission expires:* (SEAL)

CATHY COGAR KING
5729 ALTAMONT DRIVE
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

BILLY B. DAILEY and BEVERLY S. DAILEY
4445 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
BILLY B. DAILEY, JR. and BEVERLY S. DAILEY
4445 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
BILLY B. DAILEY, JR. and BEVERLY S. DAILEY
4445 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* ss.
*County, of* Klamath
*I certify that the within instrument was received for record on the* 6th *day of* April, 1994, *at* 2:19 *o'clock* P.M., *and recorded in book* M94 *on page* 10197 *or as file/reel number* 78683,
*Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
*Recording Officer*
By Pauline Mullendore *Deputy*

Fee $30.00

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