

WARRANTY DEED

MTC 32940-MK

KNOW ALL MEN BY THESE PRESENTS, That ORON MC CARTY and DOLORES M. MCCARTY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSEANNA C. WILLIAMS, 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:

Lots 4, 5 and 6 in Block 66 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH A 1965 TRVLZ MOBILE HOME, OR PLATE R417805, ID #S14716
1978 KOZY MOBILE HOME, OR PLATE X153558, ID#SCL386A

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

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS 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 \$ 188,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 19 day of May, 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.

STATE OF OREGON,

County of Klamath ss.
May 19, 1994

Personally appeared the above named

ORON MC CARTY

DOLORES M. MCCARTY

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:



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)

ORON MC CARTY and DOLORES M. MCCARTY

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th

day of May, 1994,at 2:59 o'clock P. M., and recordedin book M94 on page 15860 or asfile/reel number 81319.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quinn M. Neill Deputy

Fee \$30.00

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