



82595

05-10-94P03:48 RCVD
WARRANTY DEEDVol m94 Page 18331

ATE #02041858

AFTER RECORDING RETURN TO:
MR. & MRS. KELLY MC CARTY5653 Delaware Ave.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECONRAD ARNOLD PENCE and PAULA A. PENCE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to KELLY W. MC CARTY
and KRISTINE R. MC CARTY, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 51 LESS the North 30 feet, CLOVERDALE, in the County of
Klamath, State of Oregon.

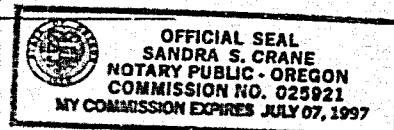
Code 41 Map 3909-2DD Tax Lot 3400

copy

"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 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$63,500.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of June, 1994.Conrad Arnold Pence
CONRAD ARNOLD PENCEPaula A. Pence
PAULA A. PENCE

STATE OF OREGON, County of Klamath)ss.

On June 9, 1994, personally appeared the above named
CONRAD ARNOLD PENCE and PAULA A. PENCE, and acknowledged the foregoing
instrument to be their voluntary act and deed.Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: July 7, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day
of June A.D. 19 94 at 3:48 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 18331

FEE \$30.00

Evelyn Biehn County Clerk
By Sandra S. Crane