

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROY E. MC CORD and PEARL Z. MC CORD, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. SIMMONS and CARRIE J. SIMMONS, husband and wife, 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:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE

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 \$ 35,000.00

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 27 day of September, 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
September 27, 1994

Personally appeared the above named ROY E. MC CORD as individual & is attorney in fact for PEARL Z. MC CORD

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97



OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

ROY E. MC CORD and PEARL Z. MC CORD
918 SW Oak Street
Grant Pass OR 97626

DONALD L. SIMMONS and CARRIE J. SIMMONS
4430 Clinton Ave
Klamath Falls OR 97603

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Klamath Falls OR 97603

Roy E. McCord
ROY E. MC CORD

Pearl Z. McCord
PEARL Z. MC CORD

By Roy E. McCord
her attorney-in-fact

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT 'A'
LEGAL DESCRIPTION

The Easterly 70 feet of said Lot 4, Block 2, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, in Block 2, PLEASANT VIEW TRACTS, as designated on the official plat thereof on file in the office of County Clerk of Klamath County, Oregon running thence Southerly 140 feet to the Southeast corner of said Lot 4, Block 2; thence Westerly 70 feet along the Southerly line of said Lot 4, Block 2; thence Northerly 140 feet parallel to the Easterly boundary of said Lot 4, Block 2; thence Easterly 70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day
of Sept A.D., 19 94 at 2:39 o'clock P. M., and duly recorded in Vol. M94,
of _____ Deeds _____ on Page 30341.

FEE \$35.00

Evelyn Biehn - County Clerk

By

Pauline McEachere