

NA

89452

10-11-94P01:47 RCVD

WARRANTY DEED

Vol. 94 Page 31727

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. MCCOMBER AND

MARY MCCOMBER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRYANT WESLEY MCCOMBER AND FRANCES MARGERITA MCCOMBER, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows,

to-wit:

LOT 20 IN BLOCK 6, LENOX, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

grantor will warrant and forever defend the 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of October, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

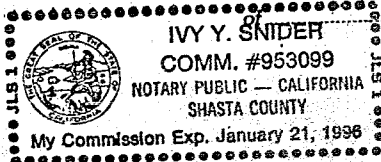
CALIFORNIA

STATE OF OREGON, County of SHASTA

This instrument was acknowledged before me on October 10, 1994, by James C. McComber and Mary McComber.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



IVY Y. SNIDER

COMM. #953099

NOTARY PUBLIC - CALIFORNIA  
SHASTA COUNTY

My Commission Exp. January 21, 1996

Ivy Y. Snider

Notary Public for California

My commission expires \_\_\_\_\_

JAMES C. & MARY MCCOMBER  
HCU-1 BOX 10

NILAND, CA 92257

Grantor's Name and Address

BRYANT &amp; FRANCES MCCOMBER

3659 FLINT STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

BRYANT WESLEY MCCOMBER

3659 FLINT ST

KLAMATH FALLS OR 97601

Until requested otherwise send all fax statements to (Name, Address, Zip):

BRYANT WESLEY MCCOMBER

3659 FLINT STREET

KLAMATH FALLS OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 11th day of Oct., 1994, at 1:47 o'clock P.M., and recorded in book/reel/volume No. M94 on page 31727 and/or as fee/file/instrument/microfilm/reception No. 89452, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Doreen Mullendore, Deputy.

Fee \$30.00

\$30.00