

92262

## WARRANTY DEED

Vol 6330

M94 PAGE 37422

KNOW ALL MEN BY THESE PRESENTS, That  
 THOMAS F. MC GARRY and LOUISE M. MC GARRY  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 TERRY R. ETTERS and DEBORAH ETTERS, 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 10 in Block 13 of HOT SPRINGS ADDITION to the City of Klamath Falls,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

12-09-94 10:57 AM VD

## 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."

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 \$ 54,121.74

See ORS 95.30XX

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 8<sup>th</sup> day of AUGUST, 1991; 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.  
 August 8 , 1991 .

THOMAS F. MC GARRY  
 Louise M. Mc Garry  
 LOUISE M. MC GARRY

Personally appeared the above named  
 THOMAS F. MC GARRY  
 LOUISE M. MC GARRY

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

Before me:

Notary Public for Oregon  
 My commission expires: 6/8/92

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)

THOMAS F. MC GARRY and LOUISE M. MC GARRY  
 5032 SE 26TH  
 PORTLAND, OR 97202

STATE OF OREGON,

ss.

GRANTOR'S NAME AND ADDRESS  
 TERRY R. ETTERS and DEBORAH ETTERS  
 P. O. BOX 954  
 Klamath Falls, OR 97501

County of Klamath

I certify that the within instrument was received for record on the 9th day of Dec , 1994 , at 10:57 o'clock A.M., and recorded in book M94 on page 37422 or as file/reel number 92262 .

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller, Deputy

Until a change is requested all tax statements shall be sent to the following address:  
 TERRY R. ETTERS and DEBORAH ETTERS  
 P. O. BOX 954  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Fee \$30.00