

93456

01- 1-95P03:37 RCVD WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Richard Anderson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Russell A. Mc Elhany & C. Dawn Mc Elhany, 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, here fixtures and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, block 200, MILLS SECOND 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.

Tax Account No: 3809 033DE 13400

"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 of the date of this deed

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 \$ 23,700.00. However, the consideration stated in the above instrument is not intended to be a statement of the value of the property, but is intended to be a statement of the value of the property for the purpose of the recording of the instrument.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied. In Witness Whereof, the grantor has executed this instrument this 29th day of December, 1989, caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Richard Anderson

State of Calif  
County of MENDOCINO } SS.

On this the 29 day of Dec 1989, before me,

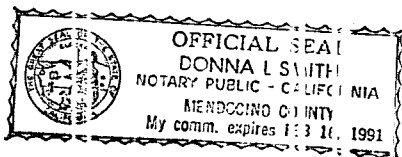
DONNA L. SMITH

the undersigned Notary Public, personally appeared

RICHARD LEE ANDERSEN

I personally know to me  
I proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) IS subscribed to the  
within instrument, and acknowledged that HE executed it.  
I ITNESS my hand and official seal.

Notary's Signature



Richard Anderson &amp; Carolyn Anderson

GRANTOR'S NAME AND ADDRESS  
Russell A. Mc Elhany & C. Dawn Mc Elhany

GRANTEE'S NAME AND ADDRESS

Russell A. Mc Elhany & C. Dawn Mc Elhany  
26 SOUTH "S" STREET  
LAKEVIEW, OR 97630

NAME, ADDRESS &amp; ZIP

AS YOUR RECORDS NOW SHOW

NAME, ADDRESS &amp; ZIP

STATE OF OREGON

County of Klamath SS.

I certify that the within instrument was  
received for record on the 10th  
day of Jan, 19 95,  
at 3:37 o'clock P M., and recorded  
in book M95 on page 718 or as  
file/reel number 93456  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

Fee \$30.00