

MOUNTAIN TITLE COMPANY

MTC 2459 GMS
WARRANTY DEED

Vol. m95 Page 1474

KNOW ALL MEN BY THESE PRESENTS, That
JOHN I. BLACKWOOD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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:

THE SOUTHWESTERLY ONE-HALF OF LOT 1, BLOCK 4, ORIGINAL TOWN OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

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 \$ 23,850.00

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 20th day of January, 1995, 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.
1/20/1995

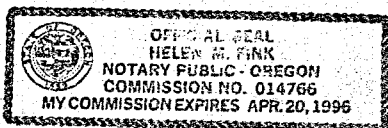
John I. Blackwood
JOHN I. BLACKWOOD

Personally appeared the above named
JOHN I. BLACKWOOD

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

JOHN I. BLACKWOOD

3859 Bristol Ave.
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

DOUG MC INNIS and JOY M. MC INNIS

440 Fulton St.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

DOUG MC INNIS and JOY M. MC INNIS

440 Fulton St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

DOUG MC INNIS and JOY M. MC INNIS

440 Fulton St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Jan, 1995 at 10:03 o'clock A. M. and recorded in book M95 on page 1474 or as file/reel number 93846.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch Recording Officer
Deputy

Fee \$30.00

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