

94669

02-10-95A11:04 RCY

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACQUELINE R. GIORDANO, who took title as JACQUELINE R. NICKEL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES B. KINANE

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 E1/2 of the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 and the Southerly sixty(60) feet of the W1/2 of the NW1/4 of the NE1/4 of Section 7, and all that part of the NW1/4 of the NW1/4 of Section 8 in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lays West of the Sycan River.

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 \$ 21,400.00

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 2 day of February, 19 95, 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 Orange
Feb 6, 19 95 ss.

Jacqueline R. Giordano
JACQUELINE R. GEORDANO, who took title as
JACQUELINE R. NICKEL Giordano

Personally appeared the above named
Jacqueline R. Giordano

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

Before me: Sarah M. Clevon
Notary Public for Oregon - California
My commission expires: 7-31-98



California
STATE OF OREGON County of Orange
The foregoing instrument was acknowledged before me this Feb 2, 19 95, by Sarah M. Clevon, president, and by _____ secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

JACQUELINE R. GEORDANO Giordano
1205 Mora Circle
Placentia, CA. 92670
GRANTOR'S NAME AND ADDRESS

JAMES B. KINANE
130 NW 19th ST. #A303
Newport, OR. 97265
GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES B. KINANE
130 NW 19th ST. 97265
Newport, OR. 97265
NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address.
JAMES B. KINANE
130 NW 19th St. #A303
Newport, OR. 97265
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of Feb, 19 95, at 11:04 o'clock A M., and recorded in book M95 on page 2945 or as file/reel number 94669.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Quellie Mullins Recording Officer
Deputy

FEE: \$30.00

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