

KNOW ALL MEN BY THESE PRESENTS. That

DAVID C. DONNER and GALE L. DONNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SEAN E. MC CARTHY

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 14, Block 5, CHILOQUIN DRIVE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

~~SUBJECT TO: a Trust Deed recorded November 14, 1994 in Vol M94, page 34896 in the Microfilm Records of Klamath County, Oregon, wherein the beneficiaries are LEIGH R. GRASS AND DORIS LEE GRASS. THE GRANTOR HEREIN DOES NOT AGREE TO ASSUME AND PAY THIS OBLIGATION.~~

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 \$ 21,000.00~~

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 31st 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 Clatsop
1/31, 1995 SS.

DAVID C. DONNER
GALE E. DONNER

Personally appeared the above named _____
DAVID C. DONNER


State of Oregon
County of Benton 2-3-95

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

Personally appeared the above named
Gale L. Donner and acknowledged the
foregoing instrument to be her voluntary
act and deed. My commission expires 2-22-03


Before me: Helen McIntosh
Notary Public for Oregon
My commission expires:

Before Me: Cathy M. Kramble
STATE OF OREGON, County of Notary Public for Oregon

 OFFICIAL SEAL
HELEN M. FINK
NOTARY PUBLIC - OREGON
COMMISSION NO. 014766
MY COMMISSION EXPIRES APR. 20, 1996

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

I am _____
president, and _____
secretary of _____

 OFFICIAL SEAL
CATHY M. KIMBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 072280
MY COMMISSION EXPIRES FEB 23, 1997

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

~~DAVID G. DONNER and GALE L. DONNER~~

PO BOX 892
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
SEAN E. MC CARTHY
411 PINE STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

SEAN E. MC CARTHY
3947 Hwy 62
Chilgozue OR 97624

SEAN E. MC CARTHY
39449 Hwy 62
Chilgoose OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON,

COUNTY of Elsworth

33.

I certify that the within instrument was received for record on the 13th day of Feb, 1995, at 9:53 o'clock A. M., and recorded in book M95 on page 3010 or as file/reel number 94717.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

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

Fee \$30.00