

35022mk WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. O'CONNOR and JOANNE O'CONNOR, HUSBAND AND WIFE, AND JAMES B. O'CONNOR AND RHONDA G. O'CONNOR, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEREMIAH J. GEANEY

, 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:

That portion of the N1/2 S1/2 of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Southern Pacific Railroad right of way and East of the centerline of the U.S.B.R. "C" Canal.

ALSO that portion of the SE1/4 SW1/4 of Section 28, Township 40 south, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying East of the centerline of the U.S.B.R. "C" Canal.

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 \$ 112,500.00

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 12th day of May, 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 Klamath) ss.
May 12, 19 95

Personally appeared the above named
John D. O'Connor, Joanne O'Connor
James B. O'Connor and Rhonda G.
O'Connor

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

Before me:

Mary Kenneally
Notary Public for Oregon

My commission expires: 4/20/06



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)

JAMES B. O'CONNOR, ET AL

5537 Sturdivant

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jeremiah J. Geaney

10580 Buesing Road

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeremiah J. Geaney

10580 Buesing Road

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Jeremiah J. Geaney

10580 Buesing Road

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of May, 19 95, at 3:04 o'clock P M., and recorded in book M95 on page 12428 or as file/reel number 99947.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Annette Mueller Recording Officer
Deputy

Fee \$30.00