

## WARRANTY DEED

05-17-95P03:44 RCVD

CL

MTC35288DS  
KNOW ALL MEN BY THESE PRESENTS, That I, Marjorie M. Conroy

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto James B. Jr. and Judy Conroy husband and wife

the grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Twenty-eight Percent (28%) interest in the following property:  
Duplex at 2526-2531 Union Avenue, Klamath Falls, Oregon

described as follows:

Lot 25 and the Westerly 15 feet of Lot 26 in Block 309,  
DARROW ADDITION to the city of Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ Gift

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of May, 1995; if a corporate grantor, it has caused its name to be signed and seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

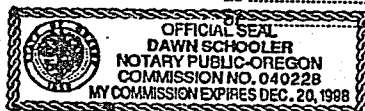
Marjorie M. Conroy

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 17, 1995,  
by Marjorie M. Conroy

This instrument was acknowledged before me on                     , 19          ,  
by                     

as                     



Dawn Schooler

My commission expires 12/20/98 Notary Public for Oregon

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
<u>Marge Conroy et al.</u>	
<u>7814 Donegal</u>	
<u>Klamath Falls, Oregon 97603</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
<u>Marge Conroy et al.</u>	
<u>7814 Donegal</u>	
<u>Klamath Falls, Oregon 97603</u>	

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17th day of May, 1995, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M95 on page 12928 and/or as fee/title/instrument/microfilm/reception No. 200, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, Co. Clerk

                     Deputy