

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Scott R. Conroy and Merrie Lisa Conroy, husband and wife as to an undivided 28% interest, and Troy Heckmaster and Tina Heckmaster, \*\* hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey M. Lord and Jana M. Lord, husband and wife, 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:

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

\*\*husband and wife as to an undivided 16% interest, and James B. Conroy, Jr. and Judy Conroy, husband and wife as to an undivided 28% interest, and Carl Conroy and Karen Conroy, husband and wife as to an undivided 28% interest.

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 consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00.

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.

This deed was executed this 17th day of May, 1995:

In Witness Whereof, the grantor has executed this instrument this 17th day of May, 1920, 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.

SEE SIGNATURE PAGE ATTACHED HERETO AND

STATE OF OREGON,  
County of Klamath  
May 17, 1995 ss.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

**Before me:**

**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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Mrs. Conroy  
7314 Donegal  
Klamath Falls, OR 97603  
GRANTER'S NAME AND ADDRESS

Jeff + Jana Lord  
1965 Leroy  
Klamath Falls, OR 97603  
GRANTER'S NAME AND ADDRESS

After granting a claim:

Jeff + Jana Lord  
1965 Leroy  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is approved, all tax payments should be sent to the following address:

Jeff + Jana Lord  
1965 Leroy  
Klamath Falls, OR 97603

STATE OF OREGON, ss.  
County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## SIGNATURE PAGE

Scott R. Conroy  
Scott R. Conroy

By Marjorie M. Conroy  
Marjorie M. Conroy, his attorney in fact

Merrie Lisa Conroy  
Merrie Lisa Conroy

By Marjorie M. Conroy  
Marjorie M. Conroy, her attorney in fact

Troy Heckmaster  
Troy Heckmaster

By Marjorie M. Conroy  
Marjorie M. Conroy, his attorney in fact

Tina Heckmaster  
Tina Heckmaster

By Marjorie M. Conroy  
Marjorie M. Conroy, her attorney in fact

James B. Conroy, Jr.  
James B. Conroy, Jr.

By Marjorie M. Conroy  
Marjorie M. Conroy, his attorney in fact

Judy Conroy  
Judy Conroy

By Marjorie M. Conroy  
Marjorie M. Conroy, her attorney in fact

Carl Conroy  
Carl Conroy

By Marjorie M. Conroy  
Marjorie M. Conroy, his attorney in fact

Karen Conroy  
Karen Conroy

By Marjorie M. Conroy  
Marjorie M. Conroy, her attorney in fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of KLAMATH

} ss.

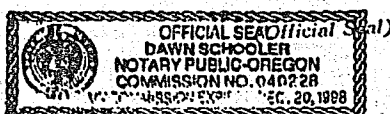
On this the 17th day of May, 1995, personally appeared

Marjorie M. Conroy,  
who, being duly sworn (or affirmed), did say that she is the attorney in fact for Carl Conroy, Karen Conroy, Scott R. Conroy, Merrie Lisa Conroy, Troy Heckmaster, Tina Heckmaster, James B. Conroy\*\*\* and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

\*\*\* and Judy Conroy

Before me:

Dawn Schoeler  
(Signature)  
Escrow Officer  
(Title of Officer)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day  
of May A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 12937.

Bernetha G. Lersch, County Clerk

FEE \$40.00

By [Signature]