

1879

WARRANTY DEED

Vol. 1195 Page

KNOW ALL MEN BY THESE PRESENTS, That KATHY HARDIE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REED O'RYAN

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

o-wit:
LOT 1 IN BLOCK 3 OF MAHN'S ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
ACCOUNT NO. 2309-14BA-1700. KEY NO. 131440

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 of the above granted premises, free from all encumbrances subject to conditions, restrictions and rights of way of record.

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 \$ 25,000.00

See ORS 93.0004
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 instrument has executed this 17th day of January.

In Witness Whereof, the grantor has executed this instrument this 17th 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.

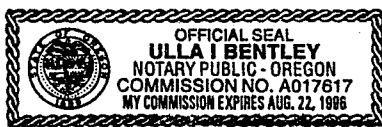
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEEDBACK TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON
County of DOUGLAS } ss.

BE IT REMEMBERED, That on this 17th day of January, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KATHY HARDIE

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that SHE _____ executed the same freely and voluntarily.

me that SHE executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Ulla J. Bentley
Notary Public for Oregon.
My Commission expires 7/22/96

KATHY HARDIE

602 SE PARROTT

ROSEBURG, OR 97470

Grantor's Name and Address

REED O'RYAN

1036 RIVERSIDE DR.

SAN JOSE, CA 95125

Grantee's Name and Address

After recording return to:

REED O'RYAN

1036 RIVERSIDE DR

SAN JOSE, CA 95125

Name, Address, Zip

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

REED O'RYAN

1036 RIVERSIDE DR.

SAN JOSE, CA 95125

Name, Address, Zip

**Space Reserved
For
Recorder's Use**

FEE:\$30.00

STATE OF OREGON,

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of June, 1995, at 10:41 o'clock A. M., and recorded in book/reel/volume No. M95 on page 16352 or as fee/file/instrument/microfilm/reception No. 1879 Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, CO Clerk	
Name	Title

By Spette Heitz Deputy