

5446

# Aspen

TITLE & ESCROW, INC.

#01043393

AFTER RECORDING RETURN TO:

JAMES P. MCGRATH  
3939 S 6th St - Ste 222  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 31st day of Aug A.D., 19 95  
at 11:09 o'clock A M. and duly recorded  
in Vol. M95 of Deeds Page 23558  
Bernetha G. Letsch County Clerk  
By [Signature] Deputy.

Fee, \$30.00

HENLEY LAND COMPANY, INC., an Oregon Corporation, hereinafter  
called GRANTOR(S), convey(s) to JAMES P. MCGRATH, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 8, Block 2, Tract 1269, FIRST ADDITION TO COUNTRY GREEN, in  
the County of Klamath, State of Oregon.

Code 100 Map 3909-13AA TL 7400

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$20,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

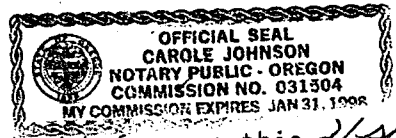
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 19th day of July, 1995.

HENLEY LAND COMPANY, INC.

BY: [Signature] TITLE

BY: [Signature] TITLE

STATE OF OREGON )  
County of Klamath ) ss.



The foregoing instrument was acknowledged before me this 31st  
day of July, 1995, by DAITHA J. SAYLER & L.A. SWETLAND of  
HENLEY LAND COMPANY, INC., an Oregon corporation, on behalf of  
the corporation.

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 1-31-98

08-31-95A11:09 RCVD