

MTC 36925 DS

## WARRANTY DEED

FRANCES HERNANDEZ AND JOHN HERNANDEZ, AS TENANTS IN COMMON AS TO AN UNDIVIDED 1/2 INTEREST AND PAULA JO NEWSKY, PAUL A. WALLACE, AND PAULETTE A. WALLACE, AS TENANTS IN COMMON AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby grant, bargain, sell and convey to RONALD C. MC VAY and BARBARA A. MC VAY, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The NW1/4 of the NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING a strip of land for road purposes 60 feet wide being 30 feet on either side of the following described centerline as evidenced by document recorded March 18, 1943, in Book 153, page 588 of Deed Records of Klamath County, Oregon, from B.H. Pickett, et ux, to Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ <sup>"6,000"</sup> ~~12,000.00~~.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 21592 DRAZIL RD., MALIN, OR 97632

Dated this 9 day of Jan, 1996

AFTER RECORDING, RETURN TO:  
Ronald & Barbara McVay  
21592 Drazil Rd.  
Malin, OR. 97632

Frances Hernandez  
FRANCES HERNANDEZ

John Hernandez  
JOHN HERNANDEZ

\_\_\_\_\_  
PAULA JO NEWSKY

\_\_\_\_\_  
PAUL A. WALLACE,

\_\_\_\_\_  
PAULETTE A. WALLACE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. January 9, 1996  
COUNTY OF Marion  
Personally appeared the above named John Hernandez

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Christina J. Carnine  
Notary Public for Oregon  
Commission expires: 3-19-99

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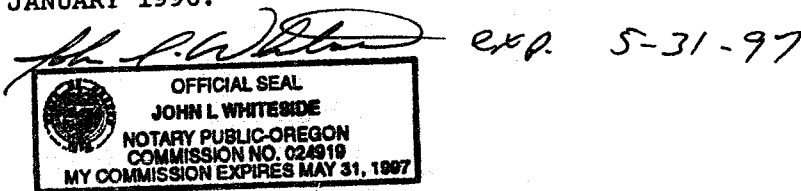
WARRANTY DEED

NOTARY ACKNOWLEDGEMENT:

STATE OF OREGON

COUNTY OF POLK

SIGNED BEFORE ME BY FRANCES V. Hernandez ON THIS 9TH DAY  
OF JANUARY 1996.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day  
of Feb A.D., 19 96 at 3:22 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 5055.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
*[Signature]*