

14938

96 MAR 19 P4:00

MTC37533LW

WARRANTY DEED

Vol. M96 Page 7428

TIMOTHY R. ENGLERT,

Grantor(s) hereby grant, bargain, sell and convey to:  
 WILLIAM MCPHERSON and EMRIE A. MCPHERSON, 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 South 1/2 of Lot 8 and all of Lot 9 in Block 3 of NORTH BLY,  
 according to the official plat thereof on file in the office of the  
 County Clerk of 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: ,

Dated this 13 day of MARCH, 1996

*Timothy R. Englert*  
 TIMOTHY R. ENGLERT

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 13 19 96  
 COUNTY OF Klamath

Personally appeared the above named Timothy R. Englert

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

*Lisa Legget-Weatherly*

Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT37533-LW

Return to:

WILLIAM MCPHERSON

P.O. Box 614  
 Bly, OR 97622

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
 on this 19th day of March A.D. 19 96  
 at 4:00 o'clock PM. and duly recorded  
 in Vol. M96 of Deeds Page 7428

Bernetha G Letsch, County Clerk

By *Bernetha G Letsch* Deputy.

Fee, \$30.00