WARFANTY DEED

Volm96 Page

TITLE & ESCROW, IN(). ASPEN TITLE ESCRON NO. 01044683

AFTER RECORDING RETURN 10: THOMAS F. MC GARRY ard LOUISE M. MC GARRY 5032 SE 26th Avenue Portland, OR. 97202

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

MARK SPENO and GEORGE R. TAYLD?, TRUSTEE OF THE KURTIS HOWARD SPEND TRUST DATED JAHJARY 15, 1996, hereinafter called GRANTOR(S), convey(s) to THOMAS F. MC GARRY and LOUISE M. MC GARRY, as tenants in common, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE & PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"THIS INSTRUMENT WILL NOT ALLOU USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TILE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLAINING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST FRACTICES 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, contracts and/or liens for irrigation and/or drainage,

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

The true and actual consideration for this transfer is \$25,000.00.

In construing this dead and whate the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the granto has executed this instrument this 18th day of June, 1996.

THE KURTIS HOWARD SPENO TRUST DATED JANUARY 15, 1996 - The base of the second MARK SPENO 2.K TRUSTEE TAYLOR patheating of what is a start ೆ ೧೯೫೩ರ ಪಟ್ಟಿ STATE OF WASHINGTON, County of King)ss. In June 20 (1996, MRK SPENC personally appeared before me, and acknowledged the foregoing instrument to be his voluntary 2006 (165 8 1/2) 2. 1/5 8 1/2 (2. 2) Cleanne Cia: 4 1 2 3 Notator Public for Wash noton My Connission Expires: 3/ 3/15/97 3 13: California (ED) 20100 San takes (two υ STATE OF Hashington _, Courty of King-)ss. On June 25th On June $\frac{25^{-1}}{1996}$, personally appeared before me, GEORGE R TAYLOR, as Trustee of THE KURTIS HOWARD SPEND TRUST DATED Continued on next page

WARRANTY DEED PAGE 20 3.4715 naiser 1-15-96. Notax POBJUE For Y Children My commission Expices: Aug 1: 21547 HOWARD IN Control # 1001 794 NOTATY PUBLIC - CI LFUT A NOTATY PUBLIC -A 14 1 14 1 14 CS COV J. No in the s -22-the state of the second s e per a les antes materials de la constant de la co La constant de la propertie de la constant de la con the new the second s and all stread first from a start and the second stread in the second st und so burners), finerage (w. 1987), there for the sources of the second sources of the THE TOTAL STREAMENT OF THE ALL DEPENDENCE OF THE PARTY OF 相關國家國際主義 TO E LE FALL RECORNELLE A LE DITE D'ART BETTERNE AFFRANCE. MILO MERTREMONTANIE À FLARE AFRACEMENTALET FULLET : $\begin{array}{l} & \left\{ \hat{A}_{1}^{(1)} + \left\{ \hat{A}_{1}^{(1)} + \left\{ \hat{A}_{2}^{(1)} + \left\{ \hat{A}_{2}^{(1)$ B 12 5.4 gan, the rathe and a state of the second of the second seco 20 July

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A portion of Lot 13, E.ock 8, SICOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

EXHILLT "A

Beginning at a point 7' feet 6 inches East from the Southwest corner of said Block 8, running thence North a distance of 70 feet; thence East a distance of 6 inches; thence South a distance of 70 feet to the Southeast corner of said Lot 13, Block 8; thence West a distance of 6 inches to the place of beginning.

Lot 14, Block 8, SECONI HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1.1 MAP 3809-28CC TL 12000 CODE 1.1 MAP 3809-28CC TL 11901

STALE OF ORECON: COUNTY OF KLAMAIH: 55.

Filsd	for record at request of		Aspin 1	ttle & Esc	0W		the	27th	_ day
01	June	_A.D., fD	19 <u>96</u> eede	at 3:39	o'clock	PNL, and duly n n Page 19225	ecorded in	Vol. <u>M96</u>	,
FBE				· · · · · · · · · · · · · · · · · · ·	0 By	Bernetha G	Letsch,	County Clerk	
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