

20637

STATUTORY WARRANTY DEED Vol. 19417 Page 19417

17C38322

FRANCIS J. MCDANIEL AND SYLVIA M. MCDANIEL, husband and wife Grantor, conveys and warrants to ALLYSON GEARY AND MICHAEL GEARY, wife and husband Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:

Lots 197, 198, 199, 200 and 201, Resubdivision of the Southern Portions of TRACTS B AND C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 30.0930. The said property is free from encumbrances except reservations of record

The true consideration for this conveyance is \$5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of June 1996

Francis J. McDaniel
FRANCIS J. MCDANIEL
Sylvia M. McDaniel
SYLVIA M. MCDANIEL

Calif.
State of Oregon, County of Marion
The foregoing instrument was acknowledged before me
this 20 day of June 1996
by Francis J. McDaniel and
Sylvia M. McDaniel

State of Oregon, County of _____
The foregoing instrument was acknowledged before me
this _____ day of _____, 19____
by _____, President
and _____, Secretary
of _____
a _____
corporation, on behalf of the corporation.

James F. Davis
Notary Public for Oregon
My commission expires: 4/3/99



JAMES F. DAVIS
COM. #1077163
Notary Public - Callahan &
Klamath County
My Comm. Exp. Nov. 3, 99

Notary Public for Oregon
My commission expires:

WARRANTY DEED

GRANTOR: FRANCIS J. MCDANIEL

GRANTEE: ALLYSON GEARY

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

ALLYSON GEARY
1951 OLEANDER CT
MC MINNVILLE, OR 97128

Escrow No. 77539 Title No. 38322

After recording return to:
ALLYSON GEARY
1951 OLEANDER CT
MC MINNVILLE, OR 97128

This Space Reserved for Recorder's Use

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 28th day of June A.D. 19 96
at 3:53 o'clock PM and duly recorded
in Vol. M95 of Deeds Page 19417
Bernetha G Letsch, County Clerk
B/ Cherry Russell

Fee, \$30.00

Deputy.