

MTC 39550MS WARRANTY DEED

JERRINE P. DUCAT,

Grantor(s) hereby grant, bargain, sell and convey to:

JEFFREY W. MC MAHAN and MARLA E. MC MAHAN, 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:

LOT 17 OF VICORY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE SOUTH 15 FEET.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1852 Logan Street, Klamath Falls, OR 97601

Dated this 23 day of October, 1996.

Jerrine P. Ducat
JERRINE P. DUCAT

NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF Shastass. Oct. 23rd 1996

Personally appeared the above named Jerrine P. Ducat

and acknowledged the foregoing instrument to be A voluntary act.

Before me: Anna Szepvolgyi

Notary Public for _____

My commission expires 9-29-99

(seal)

ESCROW NO. MT39550-MS

Return to:

JEFFREY W. MC MAHAN
1852 Logan Street
Klamath Falls, OR 97601

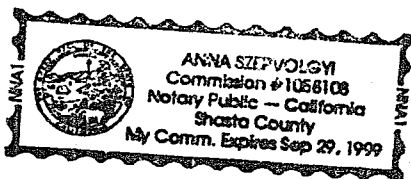
96 OCT 25 P3:51

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

33898

State of California
 County of Shasta
 On Oct 23rd 1996 before me, Anna Szepvolgyi, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Jerrine P. Ducat
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Anna Szepvolgyi
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

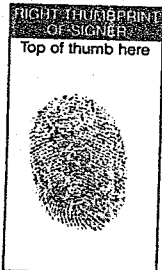
Title or Type of Document: Warranty Deed
 Document Date: Oct. 23-96 Number of Pages: 1
 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jerrine P. Ducat

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

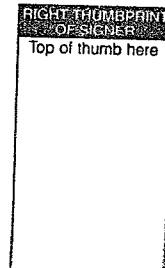
Signer Is Representing:



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
 of October A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. 25th day
 of Deeds on Page 33897

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Rose