

NABB

31705

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That W. L. McNair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL A. BALTHROP

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

STATE OF OREGON

Lot 43 in Block 3 of Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ 15,000.00 (Here comply with ORS 93.030.)

THE GRANTOR HEREBY WARRANTS TO THE GRANTEE AND HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR HAS NOT BEEN DEBARRED FROM THE GRANT OF THE PROPERTY HEREIN DESCRIBED BY ANY COURT OF COMPETENT JURISDICTION.

W. L. McNair2755 South "M" StreetSpringfield, OR 97477

Grantor's Name and Address

Michael A. Balthrop36476 McGowan Creek Rd.Springfield, OR 97478

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Michael A. Balthrop36476 McGowan Creek Rd.Springfield, OR 97478

Until requested otherwise send all tax statements to (Name, Address, Zip):

Michael A. Balthrop36476 McGowan Creek Rd.Springfield, OR 97478SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy.

35

2017



NOTARIAL OFFICE
 JERRY L. HARRIS, Notary Public
 1000 N. 10th St.
 Astoria, OR 97103
 Phone: 325-1111
 Fax: 325-1112
 E-mail: jerry@jerryharris.com
 Website: www.jerryharris.com
 My Commission Expires August 2, 2017

NOTARIAL OFFICE
 JERRY L. HARRIS, Notary Public
 1000 N. 10th St.
 Astoria, OR 97103
 Phone: 325-1111
 Fax: 325-1112
 E-mail: jerry@jerryharris.com
 Website: www.jerryharris.com
 My Commission Expires August 2, 2017

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

COMMISSION EXPIRES AUGUST 2, 2017

and that grantor will warrant and forever defend the above granted 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.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of January, 19 97; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

W. L. McNair
 W. L. McNair

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on January 17th, 19 97,

by W. L. McNair

~~This instrument was acknowledged before me on~~

~~by~~

~~This instrument was acknowledged before me on~~

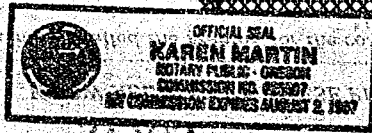
~~by~~

~~This instrument was acknowledged before me on~~

~~by~~

~~This instrument was acknowledged before me on~~

~~by~~



Karen T. Martin
 Karen T. Martin
 My commission expires 8/2/17
 Notary Public for Oregon

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of W. L. McNair the 23rd day
 of January A.D., 19 97 at 11:49 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 2016

FEE \$35.00

Bernetha G. Letsch, County Clerk
 by Kathleen Kase