

70773

K53185

WARRANTY DEED

Vol. M98 Page 44130

KNOW ALL MEN BY THESE PRESENTS, That

JAMES B. O'CONNOR, TRUSTEE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THOMAS JAMES LEE, a single man, and LARRY PATRICK LEE, a single man, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 21, Block 8, Tract 1161

DEC -2 P 3:30

98

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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
except contracts, liens, assessments, rules and regulations for drainage,
irrigation, and sewage, reservations, restrictions, easements, and rights
of way of record and those apparent on the land and that
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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,950.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole of the consideration (indicate which). (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 10th day of February, 1981;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

James B O'Connor Trust
James B. O'Connor, Trustee

STATE OF OREGON)
COUNTY OF KLAMATH) ss:

Personally appeared James B. O'Connor, on this 10th day of Feb.,
1981, who, being first duly sworn, did say that he is the Trustee for
James B. O'Connor, John D. O'Connor, Mary O'Connor and Violet Fitzgerald,
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Judy B Pubbin
Notary Public for Oregon
my commission expires 8-23-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First American
422 Main
Klamath Falls Or

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
2nd day of December, 1998
at 3:30 o'clock P.M., and recorded
in book/reel/volume No. M98 on
page 44130 or as document/fee/file/
instrument/microfilm No. 70773
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose Deputy

Fee: \$30.00