

70774

WARRANTY DEED

Vol. M98 Page 44131

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 MICHAEL THOMAS LEE, a single man, hereinafter called the grantees, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 22, 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 \$ 27,950.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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. Putnam
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 425 Main Klamath Falls, Ore
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

K53185

STATE OF OREGON,
County of Klamath } SS.

I certify that the within instrument 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 44131 or as document/fee/file/instrument/microfilm No. 70774 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Fee: \$30.00
By Kathleen Rose Deputy

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