

73617

JAN 27 11:31

WTC 10018-MG
WARRANTY DEED

Vol. 1291 Page 2846

GEORGE W. MCLEAN and BEVERLY J. MCLEAN as tenants by the entirety, Grantor(s) hereby grant, bargain, sell warrant and convey to: PATRICK G. WALSH and DECIENNA WALSH, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWFUL USES AGAINST FIRMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 90,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4726 ONIX PLACE, Klamath Falls, OR 97603

Dated this 26 day of January, 1999

George W. McLean
GEORGE W. MCLEAN

Beverly J. McLean
BEVERLY J. MCLEAN

STATE OF Oregon

COUNTY OF Klamath

on January 30 19 99

Personally appeared the above named

George W. McLean
and Mrs. Beverly J. McLean

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47018-MG

Return to:

PATRICK G. WALSH
4726 ONIX PLACE
KLAMATH FALLS, OR 97603

PRELIMINARY LEGAL DESCRIPTION

2847

A portion of lots 57, 58 and 61 of FIRST ADDITION TO SUMMERS LANE HOMES, situated in the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northeast corner of said Lot 58; thence North 39 degrees 55 1/2' West a distance of 176.09 feet to an iron pin on the Southeasterly line of Onyx Place; thence North 39 degrees 15 1/2' East along the Southeasterly line of Onyx Place a distance of 124.54 feet to an iron pin; thence South 54 degrees 43 1/2' East a distance of 127.57 feet to an iron pin on the Easterly line of said Lot 61; thence South 0 degrees 04 1/2' West along the Easterly line of said Lot 61 a distance of 28.25 feet, more or less, to a point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH:

ss.

And for record in request of _____ American _____ day
of January A.D. 1999 at 11:31 o'clock A. M. and duly recorded in Vol. 499
of _____ of _____ on Page 2346

Linda Santa, County Clerk

FEH

\$35.00

by _____

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