

H-53583-C

Vol. M99 Page 9367

76381

ESTATE OF MELVIN W. MC COLLUM

Grantor's Name and Address

JOHN S. ANDERSON AND TOMOTHY R. ANDERSON

Grantee's Name and Address

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

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

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of March, 1999, at 3:06 o'clock P.M., and recorded in book/reel/volume No. M99 on page 9367 and/or as fee/file/instrument/microfilm/reception No. 76381, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
NAME TITLE

By Kathleen Rosa, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ESTATE OF MELVIN W. MC COLLUM

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN S. ANDERSON AND TIMOTHY R. ANDERSON, AS TENANTS IN COMMON EACH AS TO AN UNDIVIDED 50% INTEREST, hereinafter called 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:

Lots 1, 2 and 8 in Block 205 Mills Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission, dated December 9, 1952, recorded December 18, 1952, in Volume 258 page 268, Deed records of Klamath County, Oregon.

THIS DEED IS BEING RECORDED TO FULFILL A CONTRACT OF SALE DATED MARCH, 1994, RECORDED ON MARCH 11, 1994, IN VOLUME M94 PAGE 268, DEED RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

grantor will warrant and forever defend the 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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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 2 day of MARCH, 1999; if grantor is a corporation, 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.

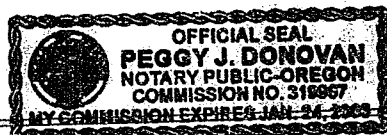
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

SCOTT MC COLLUM, PERSONAL REPRESENTATIVE
FOR THE ESTATE OF MELVIN W. MC COLLUM

STATE OF OREGON, County of JACKSON, ss. This instrument was acknowledged before me on MARCH 2, 1999.

by SCOTT MCCOLLUM, This instrument was acknowledged before me on MARCH 2, 1999.

as PERSONAL REP. FOR ESTATE MEL MCCOLLUM
of



Peggy J. Donovan
Notary Public for Oregon

My commission expires 1/24/03