

1-1-74

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Walter G McNair andRuth J. McNair

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

Gimmie L McNair

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 18 of "Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Lot 18 from which the Southeast corner of said Lot bears South 88° 46' East, 175.22 feet; thence North 00° 12' West, 263.57 feet to an iron pin on the North line of said Lot 18; thence North 84° 40' West along the North line of said Lot 156.14 feet to an iron pin; thence continuing along said Northerly line North 51° 09' West, 46.54 feet to an iron pin; thence South 00° 12' East, 303.15 feet to an iron pin on the Southerly line of said Lot 18; thence South 88° 46' East, 192.62 feet to the point of beginning.

(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

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 \$ 35,000

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

STATE OF Alabama } ss.  
County of Coffee  
May 13, 2000

Personally appeared the above named  
Walter G. McNair &  
Ruth J. McNair

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Debra J. Joub  
Notary Public for Oregon Alabama  
My commission expires: 10/13/2002

STATE OF Alabama } ss.

County of Coffee  
May 13, 2000  
Personally appeared Walter G. McNair and  
Ruth J. McNair who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

GIMMIE L MCNAIR  
PO BOX 125 GLENN CA  
95923

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 06/06/00, at 1:42p m.  
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Linda Smith,  
County Clerk Fee \$ 21-