

'01 OCT 10 PM3:10

MTL 55299-KR
WARRANTY DEED

Vol MQ1 Page 51752

RAYMOND JUMP,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TIMOTHY A. MC GUIRE,

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:

The South one-half of Lot 10 and the North one-half of Lot 7 in Block 9 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for roadway purposes. ALSO EXCEPTING THEREFROM the South 7 feet of Lot 7 as conveyed by instrument recorded in Volume 346, page 587, Deed Records of Klamath County, Oregon.

3909-002BB-02400-000

KEY #515623

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 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.

The true and actual consideration for this conveyance is **38,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **7209 S. 6th STREET, KLAMATH FALLS, OR 97603**

Dated this 8th day of October, 2001.

Raymond Jump
RAYMOND JUMP

BY: James R. Coffman
JAMES R. COFFMAN, HIS
ATTORNEY-IN-FACT

State of _____
County of _____

This instrument was acknowledged before me on _____, _____ by JAMES R. COFFMAN AS ATTORNEY-IN-FACT FOR RAYMOND JUMP.

See Attached Acknowledgment
(Notary Public)

My commission expires _____

ESCROW NO. MT55299-KR

Return to:

TIMOTHY A. MC GUIRE
7209 S. Sixth Street
KLAMATH FALLS, OR 97603

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

51753

State of California

County of Sacramento

SS.

On Oct 8, 2001, before me, Daina Coleman, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared James R Coffman

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Daina Coleman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: James R Coffman

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Raymond Jump

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here