

03 APR 29 PM 3:18

MT6-60727 KR



Vol M03 Page 27954

Vol M03 Page 31487

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
~~CLARENCE NEALY~~ - CLARENCE NEALY
3942 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

~~CLARENCE~~
~~CLARENCE NEALY~~

3942 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT60727-KR

State of Oregon, County of Klamath
Recorded 04/29/2003 3:18 p m.
Vol M03 Pg 27954-56
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

State of Oregon, County of Klamath
Recorded 05/12/2003 11:53 a m.
Vol M03 Pg 31487
Linda Smith, County Clerk
Fee \$ 31.00 RR # of Pgs 3

'03 MAY 12 AM 10:53

WARRANTY DEED

KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLARENCE NEALY and DANISE NEALY, 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:

Lot 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

****This Warranty Deed is being rerecorded to correct spelling of Grantee name.**


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.

The true and actual consideration for this conveyance is **\$87,000.00.**

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.


Dated this 28th day of April, 2003.


KATHY J. MC GRATH

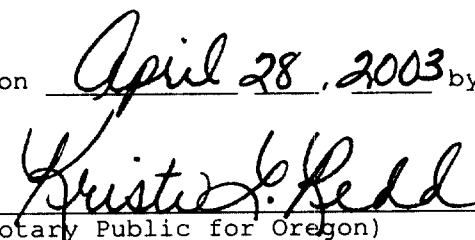
See Attached Page 2

LINDA BILLINGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2003 by KATHY J. MC GRATH ~~and LINDA BILLINGER~~ 




(Notary Public for Oregon)

My commission expires 11/16/2003

31.00 RR



27955

THIS SPACE RESERVED FOR RECORDER'S USE

31488

After recording return to:

CLARANCE NEALY3942 BARTLETT AVENUEKLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

CLARANCE NEALY3942 BARTLETT AVENUEKLAMATH FALLS, OR 97603

Escrow No. MT60727-KR

WARRANTY DEED

KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLARANCE NEALY and DANISE NEALY, 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:

Lot 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$87,000.00.

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.

Dated this 24 day of April, 2003.

KATHY J. MC GRATHLINDA BILLINGER

State of ~~Oregon~~ California
County of ~~KLAMATH~~

This instrument was acknowledged before me on _____ by KATHY J. MC GRATH and LINDA BILLINGER.

(Notary Public for ~~Oregon~~) California

My commission expires _____

See Attached
Acknowledgement Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

27956

31489

State of California

County of

MARIN

ss.

On

24 April 03

before me,

Nathan L. Greese, Notary Public

personally appeared

Linda Billings

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.

NATHAN L. GREASE
Commission # 1200031
Notary Public - California
Marin County
My Comm. Exp. 07/07/07

WITNESS my hand and official seal

Nathan Greese
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:

4/24/03

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

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

Signer Is Representing:

