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## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That **ROBERT E. McCOY** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LARRY G. McCOY**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 25 and 26 in Block 46, **FIRST ADDITION TO KLAMATH FOREST ESTATES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"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."*

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 and the above granted premises, free from all encumbrances Except those of record and those apparent upon the land, if any, as the date of this deed 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 **\$ 2,500.00 (TWO THOUSAND FIVE HUNDRED DOLLARS)**.

*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.*

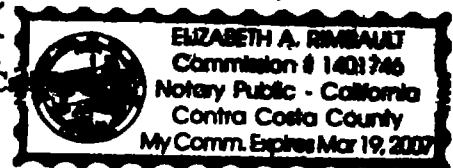
*In Witness Whereof, the grantor has executed this instrument this 8<sup>th</sup> day of **AUGUST, 2003**. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

State of California )  
County of Contra Costa )  
AUGUST 8, 2003 )ss.

*Robert McCoy*  
**ROBERT E. McCOY**

Personally appeared the above named **ROBERT E. McCOY** And acknowledged the foregoing instrument to be his voluntary act and deed. Before me: *Elizabeth A. Rimbaud*

Elizabeth A. Rimbaud, Notary Public for California  
My Commission Expires March 19, 2007



ADDITIONAL CALIFORNIA NOTARY ATTACHED.

State of Oregon, County of Klamath  
Recorded 11/18/03 10:44 a.m.  
Vol M03 Pg 85100  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

26-  
10pm  
27

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

85101

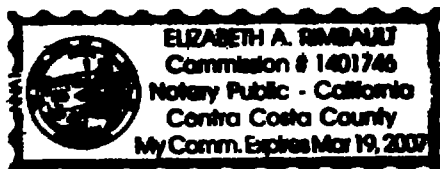
State of California }  
County of CONTRA COSTA } ss.

On AUGUST 8, 2003 before me, Elizabeth A. Rimbault, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ROBERT E. McCOY  
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.

Elizabeth A. Rimbault  
Signature of Notary Public  
ELIZABETH A. RIMBAULT

## 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: AUGUST 8, 2003 Number of Pages: 2

Signer(s) Other Than Named Above: n/a

### Capacity(ies) Claimed by Signer

Signer's Name: ROBERT E. McCOY

☒ Individual

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



Signer Is Representing: HE IS THE DECLARANT AND A SURVIVING JOINT TENANT SELLING TO HIS BROTHER THE REMAINING JOINT TENANT.