

62396

KNOW ALL MEN BY THESE PRESENTS, That JAMES ARTHUR McDONALD and BRENDA KAY McDONALD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD G. BOWERS and MARJORIE M. BOWERS, husband and wife, hereinafter called 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:

Lot 52, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Enterprise Irrigation District.
3. Reservations as contained in instrument recorded in Volume 218, page 101.
4. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded in Volume M78, page 9819, which the grantees herein agree to assume and pay according to the terms and provisions set forth therein.

(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 except as set forth above and apparent upon the land,

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 \$ 28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 9th day of February, 1979; 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 OREGON, )  
County of Klamath ) ss.  
February 9, 1979

Personally appeared the above named James Arthur McDonald and Brenda Kay McDonald.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.  
February 9, 1979

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 behalf 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:

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of February, 1979, at 9:05 o'clock A.M., and recorded in book M79 on page 3301 or as file/reel number 62396.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Shetch Recording Officer Deputy

Fee \$3.00