

THOMAS L. BEAN and NANETTE E. BEAN, husband and wife  
 \_\_\_\_\_, hereinafter called grantor, convey(s) to  
 WILLIAM DOUGLAS MC CABE and LINDA MC CABE, husband and wife  
 \_\_\_\_\_ all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 5, Block 48, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
 in the County of Klamath, State of Oregon.

This instrument does not guarantee that any particular  
 use may be made of the property described in this instrument.  
 A buyer should check with the appropriate city or  
 county planning department to verify approved uses.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
Restrictions, but omitting restrictions, if any, based on race, color,  
religion or national origin, as shown on the recorded plat of Hot Springs Add.,  
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 108,500.00.\*

Dated this 24<sup>th</sup> ~~21st~~ day of August, 19 84.

Thomas L. Bean  
Nanette E. Bean

STATE OF OREGON, County of Klamath ) ss.

August 24, 1984, 19\_\_\_\_ personally appeared the above named  
Thomas L. Bean and Nanette E. Bean and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Darlene J. Tucker

Notary Public for Oregon

My commission expires: 6-16-88

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
 \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Bean

TO

McCabe

After Recording Return to:

Klamath 1st Federal  
540 Main St  
Klamath Falls OR 97601

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 28th day of August, 1984,  
 at 11:51 o'clock A M. and recorded in book M84  
 on page 14867 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Pat Smith

Deputy

Fee: \$4.00