

44126

MTC #14351

Vol. 143 Page 20911

KNOW ALL MEN BY THESE PRESENTS, That LEE R. McDANIEL and JAQUETTA L. McDANIEL, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

Lots 9, 11 and 13, Block 47, CRESCENT PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions and restrictions on, but limiting restriction, if any, based on race, color, religion or national origin, in any instrument, including the terms and provisions thereof, recorded August 4, 1971 in Volume M71, page 6196, Microfilm Records of Klamath County, Oregon.
2. Articles of Association of said land in instrument, including the terms and provisions thereof, recorded April 18, 1971 in Volume M71, page 3690, Microfilm Records of Klamath County, Oregon and amended by instrument recorded August 4, 1971 in Volume M71, page 6196, Microfilm Records of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

"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 appropriate use."

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 shown above, and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (If the sentence between the symbols is not applicable, should be deleted) (MTC 93007)

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 10 day of DEC., 1984; 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 WALTON ) ss.  
December 10, 1984

Personally appeared the above named  
Lee R. McDaniel & Jaquetta L.  
McDaniel

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires  
BANK OF AMERICA NATIONAL ASSOCIATION  
BANK OF AMERICA NATIONAL ASSOCIATION  
BANK OF AMERICA NATIONAL ASSOCIATION

Lee R. McDaniel  
Jaquetta L. McDaniel  
STATE OF OREGON, )  
County of WALTON ) ss.  
December 10, 1984  
Personally appeared Lee R. McDaniel and Jaquetta L. McDaniel 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

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires

LEE R. McDANIEL & JAQUETTA L. McDANIEL

GRANTOR NAME AND ADDRESS  
VICTOR H. TITUS, JR.  
1040 MILWAUKEE AVE.  
CHICAGO PARK, ILL. 60018

After recording return to  
GRANTEE

Until a change is requested all tax statements shall be sent to the following address  
GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of December, 1984, at 1:15 o'clock P.M. and recorded in book 143 on page 20911 or as file reel number 1412

Record of Deeds of said county  
Witness my hand and seal of County affixed

Evelyn Klein, Recording Officer  
By Pam Smith, Deputy