

47919

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

CLYDE E. LONG

Vol. 185 Page

5648

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAUDE A. MC LAUGHLIN and CAROL J. MC LAUGHLIN, 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 9 and 10 in Block 7 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those 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 \$ 23,356.42

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of April, 1985; order of its board of directors.

Clyde E. Long
Clyde E. Long

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

April 15, 1985

Clyde E. Long

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

19 ss.

Personally appeared

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Clyde E. Long

427 Main Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Claude A. McLaughlin and Carol J. McLaughlin

4634 Cannon Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

continued from the reverse side of this deed -

5649

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. City Water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 4, 1978
Recorded: April 4, 1978
Volume: M78, page 6442, Microfilm Records of Klamath County, Oregon
Amount: \$18,700.00
Grantor: Clyde E. Long, a single person.
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association

STATE OF OREGON,
County of Klamath)

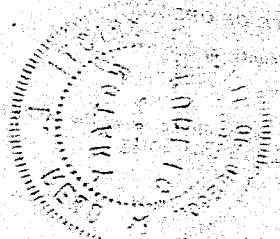
Filed for record at request of

on this 18th day of April A.D. 19 85
at 2:05 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 5648

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$9.00



STATE OF OREGON

County of Klamath
I, Evelyn Biehn, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.