

OK

73448

WARRANTY DEED

Vol. M87 Page

6257

KNOW ALL MEN BY THESE PRESENTS, That CARL D. TAYLOR and KAREN S. TAYLOR,

husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. McFARLAND, III,
 a single man,
 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 3, Block 3, FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Statutory powers, including the power of assessment, of South Suburban Sanitary District and the Enterprise Irrigation District; 20-ft. building setback line from Diane Drive, as shown on the dedicated plat; Reservations as contained in plat dedication; Easements and rights of way of record and those apparent on the land, if any.

(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 those above set forth,

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 \$ 47,000.00

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 ①, 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 10th day of April, 1987; 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.

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.

STATE OF CALIFORNIA

County of PlacerApril 10, 1987

Personally appeared the above named

CARL D. TAYLOR and KAREN S. TAYLOR,
 husband and wife,

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

OFFICIAL SEAL

J A BARBIERI

NOTARY PUBLIC - CALIFORNIA

PLACER COUNTY, CALIFORNIA

My comm. expires DEC 2, 1987

325 Vernon Street, Roseville, CA 95678

Mr. and Mrs. Carl D. Taylor

804 Cottonwood

Roseville, CA 95678

GRANTOR'S NAME AND ADDRESS

Mr. John C. McFarland, III

2793 Diane Dr.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Savings & Loan

P.O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

ss.

Personally appeared

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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14th day of April, 1987, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M87 on page 6257 or as fee/file/instrument/microfilm/reception No 73448, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith

Deputy

Fee: \$10.00