MTL-34597

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KNOW ALL MEN BY THESE PRESENTS, That GARY D. PHILLIPS and LINDA S. PHILLIPS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL MCDERMID and PAULA MCDERMID, 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 13 in Block 1 of Casa Vamana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

See Attached Exhibit "A"

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 $ 43,500.00

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 30 day of June, 19 92; 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.

Linda S. Phillips
Gary D. Phillips
by Linda S. Phillips
Attorney in fact

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 OREGON,
County of Klamath ss.
June 21, 1992

Personally appeared the above named Gary D. Phillips and Linda S. Phillips

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

Before me:

Notary Public for Oregon
My commission expires 6-21-95

STATE OF OREGON, County of ss.

Personally appeared and 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 said acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

Grantor's name and address

After recording return to:
Mr. & Mrs. Paul McDermid
5711 Alta Avenue
Klamath Falls, Oregon 97603

Send all tax statements to:
Mr. & Mrs. Paul McDermid
5711 Alta Avenue
Klamath Falls, Oregon 97603

STATE OF OREGON,
County of ss.
I certify that the within instrument was received for record on the day of at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"

Subject to:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.
3. Reservations in deed recorded August 11, 1953 in Volume 241 at page 192, Deed records of Klamath County, Oregon.
4. Reservations, conditions, restrictions and set-back lines in the dedication and on the Plat of Oak Manor.
5. Building and Use Restrictions, including the terms and provisions thereof, as set forth in that certain Declaration, recorded May 11, 1953, in Miscellaneous Volume 14 page 480, records of Klamath County, Oregon.
6. Non-exclusive Easement for ingress and egress, including the terms and provisions thereof, recorded January 30, 1964, in Volume M-64 page 684, Deed records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, recorded September 16, 1977 in Volume M-77 page 17368 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein agree to assume and pay according to the terms contained therein.

STATE OF OREGON,

County of Klamath } ss.

On this the 21st day of May, 19 87 personally appeared Linda L. Phillips who being duly sworn (or affirmed), did say that she is the attorney in fact for Gary L. Phillips and that the executed the foregoing instrument by authority of and in behalf of said principal, and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Notary Public

My Commission Expires 6-21-88

(Date of Office)

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Company the 21st day of May A.D. 19 87 at 2:37 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 8834

Evelyn Biehn, County Clerk

By

FEE 15.00