

78229

MTC-181787

KNOW ALL MEN BY THESE PRESENTS, That ARDIS H. DETZEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called KENNETH B. McMAHAN 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 2 in Block 14, TRACT 1072, THIRD ADDITION TO CYPRESS VILLA according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Benjamin Franklin Federal Savings and Loan Assoc. recorded October 19, 1977 in Volume M77, page 20060 and assigned by instrument recorded in Volume M80, page 20556, which buyer herein agrees to assume and pay, and further agrees to hold seller harmless therefrom.

MOUNTAIN TITLE COMPANY

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.

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 of record and apparent upon the land, if any, as of the date of this deed, 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 \$45,000.00. However, the consideration for this transfer is not the full value of the property, but is the amount of the loan made by the grantor to the grantee, which is the whole consideration for this transfer.

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 17th day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.

County of Klamath

8/17, 1987

Personally appeared the above named

Ardis H. Detzel

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

Notary Public for Oregon
My commission expires: 8/16/88

ARDIS H. DETZEL

GRANTOR'S NAME AND ADDRESS

KENNETH B. McMAHAN

5414 Starns Road
Klamath Falls, OR 97603

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, 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:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of August, 1987, at 4:24 o'clock P. M., and recorded in book M87 on page 14793 or as file/reel number 78229.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Recording Officer
_____ Deputy

Fee: \$10.00