

P7436

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever. And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except

that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$111,111.11. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Dated 9/21, 1987. 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.

Vernon A. McNair
Claire McNair

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)
STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me this 20th day of September, 1987, by
VERNON A. MCNAIR
and CLARE MCNAIR
Notary Public for Oregon
My commission expires: 11/15/90

STATE OF OREGON, County of ss.
The foregoing instrument was acknowledged before me this 20th day of September, 1987, by
VERNON A. MCNAIR
president, and by
CLARE MCNAIR
secretary of
corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

NOTE: The symbols (S) and (C) are to be used in the margin of the instrument to indicate the recording of the instrument. If not applicable, should be deleted. See ORS 93.030.
The state public notary work in getting and recording the instrument in the public records is subject to the public notary's fee. The public notary's fee is not a charge for the recording of the instrument. The public notary's fee is a charge for the recording of the instrument. The public notary's fee is a charge for the recording of the instrument.

STATE OF OREGON: COUNTY OF KLAMATH ss.
Filed for record at request of Klamath County Title Company the 25th day of September A.D. 1987 at 9:35 o'clock A.M., and duly recorded in Vol. M87 of Deeds on Page 17435
FEE \$14.00
Evelyn Blehn, County Clerk
By Pam Smith