

## KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM V. PLOURDE and LINDA G. PLOURDE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ARTHUR R. MC DONALD, a married man, 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 25, CREGAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-07BC-2400.

SUBJECT TO: Delinquent real property taxes for the fiscal years 1983-1984, 1984-1985, 1985-1986, 1986-1987, and 1987-1988 due to the Klamath County Tax Collector; Real Estate Contract dated August 10, 1979, and recorded August 14, 1979, in Volume M79, page 19366, Microfilm Records of Klamath County, Oregon, between Fannie Louise Croxford, as Vendor, and Troy L. Wagoner and Carolyn Wagoner, husband and wife, who subsequently assigned their interests to William V. Plourde and Linda G. Plourde, husband and wife, as Vendees. The above named Grantee hereby agrees to assume and pay in full the above described encumbrances.

"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 all those of record and those 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 \$23,000.00.

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 30th day of June, 1988; 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)

William V. Plourde  
WILLIAM V. PLOURDE

Linda G. Plourde  
LINDA G. PLOURDE

STATE OF OREGON

County of Klamath

June 30

1988

Personally appeared the above named

WILLIAM V. PLOURDE and LINDA G. PLOURDE

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

(OFFICIAL SEAL)

Kristin L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/91

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

WILLIAM V. PLOURDE and LINDA G. PLOURDE  
11771 Mallory Drive  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ARTHUR R. MC DONALD

2610 Reclamation

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
407 Main Street  
Klamath Falls, OR 97601

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 Klamath

I certify that the within instrument was received for record on the 1st day of July, 1988, at 9:31 o'clock A.M., and recorded in book M88 on page 10287 or as file/reel number 88791. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

Fee: \$8.00