

MTC-20385D

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. DUCHARME & JANICE H. DUCHARME, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS McFADDEN

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 14 in Block 5 of Tract No. 1022, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 012BC 09500

***Mortgage in favor of State of Oregon/Director of Veterans' Affairs recorded as M81 Page 15867 on 9/8/81 which the herein grantee assumes and agrees to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with*** 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 \$ 54,200.00

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 10 day of October, 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)

Donald J. Ducharme by Janice H. Ducharme
Janice H. Ducharme
Ducharme, attorney-in-fact
Janice H. Ducharme

STATE OF OREGON,)
County of Klamath) ss.
October 10, 1988

STATE OF OREGON, County of) ss.
October 10, 1988

Personally appeared the above named
Janice H. Ducharme, individually
and as attorney in fact for Donald J.
Ducharme and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Charles J. Staker

Before me:
Notary Public for Oregon
My commission expires: 6/16/92

(OFFICIAL SEAL)

Ducharme
PO Box 147
Pendleton, OR 97801
GRANTOR'S NAME AND ADDRESS

McFadden
3925 La Marada Way
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
McFadden
above

NAME, ADDRESS, ZIP

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

DVA
Previously instructed

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
11th day of Oct., 1988,
at 8:53 o'clock A.M., and recorded
in book M88 on page 17014 or as
file/reel number 92480.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller, Deputy

Fee \$8.00