

94794

MTT-20727D

WARRANTY DEED

Vol. M88 Page 21031

KNOW ALL MEN BY THESE PRESENTS, That TEDD A. MARCEAU and CAROL MARCEAU, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS L. 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 16 in Block 11 of TRACT NO. 1064 - FIRST ADDITION TO GATEWOOD; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 014CA 09500

**recorded January 13, 1984 as M84, Page 657, Microfilm Records of Klamath County, Oregon 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, of record and apparent to the land as of the date of this deed. TOGETHER WITH Trust Deed in favor of Klamath First Federal**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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 9 day of December, 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)

Tedd A. Marceau
Tedd A. Marceau

Carol Marceau by Tedd A. Marceau
Carol Marceau by Tedd Marceau her attorney-in-fact.
STATE OF OREGON, County of _____, 19____

STATE OF OREGON,

County of Deschutes Klamath ss.
December 9, 19 88

Personally appeared _____ and

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 each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-92

Marceau
c/o Ron Marceau
635 NW Roanoke Rd
Bend, OR

GRANTOR'S NAME AND ADDRESS 97701

McFadden
3925 LaMada Way K Falls
GRANTEE'S NAME AND ADDRESS OR 97603

After recording return to:

McFadden
above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of Dec., 1988, at 3:06 o'clock P.M., and recorded in book M88, on page 21031 or as file/reel number 94794.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelens Deputy

Fee \$8.00