MOUNTAIN TITLE COMPANY

99610 MTC-21218P WARRANTY DEED Vol. M89 Page 7342

KNOW ALL MEN BY THESE PRESENTS, That CLAUDE S. MARSHALL & BETTY J. MARSHALL as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. FUCHS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lots 214 and 215 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3606-3BD-9500

'89 APR 29 AM 9 42

Subject to: Liens and encumbrances of record including existing loan in favor of the Department of Veterans' Affairs, which buyer herein agrees to assume and pay.

"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 and 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 $ 66,500.00 .

~~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 consideration for this property is exempt from the excise tax imposed by 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 28 day of April, 19 89; 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.

Claude S. Marshall

Claude S. Marshall

Betty J. Marshall

Betty J. Marshall

STATE OF OREGON, County of Klamath) ss.
4-28, 19 89.

Personally appeared the above named Claude S. Marshall & Betty J. Marshall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda Stelle
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/12/89

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:

Claude S. & Betty J. Marshall
P.O. Box 75
Rogue River, , Oregon 97537
GRANTOR'S NAME AND ADDRESS

Robert E. Fuchs
P.O. Box 1374
Travis AFB, CA. 94535-0374
GRANTEE'S NAME AND ADDRESS

After recording, return to:
Robert E. Fuchs
as above
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Robert E. Fuchs
as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of April, 19 89, at 9:42 o'clock A.M., and recorded in book M89 on page 7342 or as file/reel number 99610, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Millender Deputy

Fee $8.00

MOUNTAIN TITLE COMPANY