

FRANK E. MC BAIN, JR. & BETTY J. MC BAIN,

as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. hereinafter called the grantor.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM
CALLACHER, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Government Lot 2 and that portion of the North half of Government Lot 3 of Section 31, Township 36, South, Range 12 East of the Willamette Meridian, Klamath County, Oregon which lies South of State Highway No 140.

Tax Account No 3612 03100 00500

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 and 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. 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 \$ 9,500.00

However, the actual consideration received by the transferee in exchange for the property transferred, if the transferee is a partnership, should be determined on the basis of the partnership's net income, not the partnership's net assets. See, e.g., Rev. Rul. 79-134, 1979-1 CB 180.

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.

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 30 day of July, 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.

Frank E. McBain,
Betty J. McBain

STATE OF OREGON)
County of San Juan) ss.
June 30, 1987

Personally appeared the above named _____
Frank E. McBain, Jr. & Betty
I McBain

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

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:

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 19th
day of July, 1989
at 9:36 o'clock P.M., and recorded
in book M89 on page 13152 or as
file/reel number 2749.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Gauline Muehlendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY