

MTC-71836P
KNOW ALL MEN BY THESE PRESENTS, That KAREN MacPHERSON, who acquired title asKaren K. Wilson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS L. OTERO & TERESITA M. OTERO, husband and wife, 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:

Lot 16 of MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-1BB-2800

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M70, page 7516, Microfilm Records of Klamath County, Oregon, which buyers herein agree 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 \$ 56,500.00. However, the actual consideration consists of or includes other property or interest or interest in property, the value of which is not ascertainable, should be determined by the court.

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 31st 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.

Karen MacPherson
Karen MacPherson

STATE OF OREGON,)
County of Klamath) ss.
7/31, 1989

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:

Personally appeared the above named _____
Karen MacPherson

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-16-92

Karen MacPherson
2019 Rogue River Hwy #04
Gold Hill OR 97525

GRANTOR'S NAME AND ADDRESS

Louis L. Otero & Teresita M. Otero
5910 Alva
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Louis L. Otero & Teresita M. Otero
5910 Alva
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is recorded all the statements shall be sent to the following address:
Louis L. Otero & Teresita M. Otero
5910 Alva
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 4th day of Aug., 19 89, at 3:47 o'clock P M., and recorded in book M89 on page 14479 or as file/reel number 3527, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muller Deputy