

6115

WARRANTY DEED

Vnl. m89 Page 18931

KNOW ALL MEN BY THESE PRESENTS, That PATRICK CHARLES McMACKIN AND  
ANNETTE McMACKIN, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOANNE Dee SKINNER

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 18 in Block 3 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3909 014AC 02200

"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 to the land,

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 \$ 53,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 5th day of October, 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.

Patrick Charles McMackin  
 Patrick Charles McMackin

Annette McMackin  
 Annette McMackin

STATE OF OREGON, County of Klamath, 19 89 ss.

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.

Before me:

Notary Public for Oregon  
 My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, 19 89 ss.

Personally appeared the above named, PATRICK CHARLES McMACKIN AND ANNETTE McMACKIN

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Daniel Chandler  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 7-6-90

Patrick Charles + Annette McMackin  
C/O KEE

GRANTOR'S NAME AND ADDRESS  
Joanne Dee Skinner  
5280 Opore Ct  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS  
Klamath Trust Judicial Svc  
540 Main St  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP  
Same as above

STATE OF OREGON, ss.

County of Klamath  
 I certify that the within instrument was received for record on the 6th day of Oct, 19 89, at 10:56 clock AM, and recorded in book M89 on page 18931 or as file/reel number 6115

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

Evelyn Biehn, County Clerk  
 Recording Officer  
B. Pauline Muehlradt Deputy

Fee \$8.00