TOUNITAIN THING COMPANY Vol. mge_Page WARRANTY DEED 10394KNOW ALL MEN BY THESE PRESENTS, That _____ William D. McCabe and Linda McCabe hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____ David J. McNiven _, hereinafter called and Kay D. McNiven, as tenants by the entirety 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-_ and State of Oregon, described as follows, to-wit: taining, situated in the County of _Klamath____ Lot 2 in Block 4 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 3809 032BD 08700 Tax Account No: ō "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 C Scheck 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. 30 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 all those of record, and those 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 $\frac{57,500.00}{100}$ Wowexers the connection and consists a formal and the connection of the connection o XOUXKALKAEXOLUGINEKOOLOOK KONNINXOEXWARABEXXATOOXXENAEXOEXXXALAEXOEXXXADOXXXIII MAA XUOOKAKKEXXHOOMAAAAAAAAAAAA In construing this deed and where the context so requires, the singular includes the plural and all grammatical SEEXORS 93030 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 <u>1944</u> day of <u>January</u>, 19 <u>90</u> 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. William D. McCabe mcCabe ida Linda McCabe STATE OF OREGON, County of) 55. STATE OF OREGON, , 19 County of __Klamath and Personally appeared January 19 . 19 _90 _ who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named_ president and that the latter is the William D. McCabe _secretary of Linda Mc Cabe , a corporation, and that the seal affixed to the foregoing instrument is the corporate Anterinition, and acknowledged the foregoing instrument seal of said corporation and that said instrument was signed and sealed to be their voluntary act and deed. 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. (OFFICIAL Before me: OFFICIAL SEAL) Notary Public for Oregon UNotary Rublic for Oregon SEAL). My commission expires: 1-10-90 '''My commission expires: STATE OF OREGON, William & Linda McCabe SS. County of ____Klamath_ I certify that the within instrument was GRANTUR'S NAME AND ADDRESS received for record on the ______ day of _______ Jan., 1990, all is and recorded David <u>& Kay McNiven</u> in bookM90 on page 1365 or as CE RISERVER 10394 file/reel number _ HOR Record of Deeds of said county. RECORDER'S USE Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk alron aine as Recording Officer By Dauline Museindare Deputy Fee \$28.00 MOUNTAIN DITLE COMPANY