

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES S. MALONEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by QUINTIN D. McBAIN and PAULA McBAIN, 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 3, Block 3, ROLLING HILLS, TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910 019A0-01800

SUBJECT TO: Contract, including terms and provisions thereof dated January 20, 1989, recorded January 20, 1989 in Vol. M89, page 1249, Microfilm Records of Klamath County, Oregon in favor of The State of Oregon by and through the Director of Veterans' Affairs, and Vendor. The above named Grantee hereby agrees to assume & pay this contract in full

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 all those of records 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 \$ 61,000.00

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 1st day of May, 19 90; 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.

Charles S. Maloney
Charles S. Maloney

STATE OF OREGON,)
County of Klamath) ss.
May 1st, 19 90

Personally appeared the above named
Charles S. Maloney

witnessed
and ~~subscribed~~ the foregoing instrument
to be his voluntary act and deed.

Dana M. Nielsen
DANA M. NIELSEN
Notary Public-Oregon
(OFFICIAL SEAL) My Commission Expires 7/2/94
My commission expires:

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:

Charles S. Maloney

HC 30 Box 1400

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Quinton & Paula McBain

8303 Rocking Horse Lane
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 1st
day of May, 19 90,
at 2:16 o'clock P. M., and recorded
in book M90 on page 8168 or as
file/reel number 14274.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Deanne M. Nielsen Deputy
Recording Officer

Fee \$28.00