

KNOW ALL MEN BY THESE PRESENTS, That OMAR K. McCART AND RUTH M. McCART, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONTE W. MENDENHALL AND SUSAN G. MENDENHALL, 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:

Lots 11 and 12, Block 18, FAIRVIEW ADDITION NO. 2 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.

Assessors Account No. 1-3809-29CA-15400
Assessors Key No. 301907

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 those of record and apparent to the land

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 \$ \$99,500.00

Have received actual consideration consists of other property or value given or promised which is the whole 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 18th 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.

Omar K. McCart
Omar K. McCart

Ruth M. McCart
Ruth M. McCart

STATE OF OREGON,)
County of _____) ss.
_____, 19 _____

STATE OF OREGON, County of Madison) ss.
5-11-90, 19 90

Personally appeared the above named _____

Personally appeared Omar K. McCart and Ruth M. McCart who, being duly sworn, each for himself and not one for the other, did say that the former is the N/A president and that the latter is the N/A secretary of N/A

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

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: _____

Before me:

Joan Chester
Notary Public for Oregon
My commission expires: 5-8-94

(OFFICIAL

OFFICIAL SEAL)

JOAN CHESTER

NOTARY PUBLIC STATE OF OREGON
MY COMMISSION EXP. MAY 8, 1994

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of May, 19 90, at 1:55 o'clock P.M., and recorded in book M90 on page 10034 or as file/reel number 15310, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Orlene Muelnders Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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Omar K. & Ruth M. McCart
to Peggy Miller RT 1 Box 351
North, Oregon 97607

GRANTOR'S NAME AND ADDRESS

Monte W. & Susan G. Mendenhall
3918 Monmouth Way
KEO 97603

GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal 572
540 Main St
KEO 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP