WAFFIANTY DEED 16283 Vol. <u>m90</u> Page 11716 MTC #23534-CN KNOW ALL MEN BY THESE PRESENTS. That PATRICK JAMES MCCARDELL and H. ANNE MCCARDELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. VASHAW and KRISTIE L. VASHAW, husband and wife , hereinafter called the grantee, does hereby grant, bargoin, ell and convey unto the said grantee and and grantee's heirs, successors and instigns, the curtain real property, with the tenements, he reditaments and appurtenances thereunto belonging or apperaning, situated in the County of KLANATH and State of Oregon, described as foilows. to-wit: The North 60 feet of the South 70 feet of Lot 23, TONATEE HOMES, according to the official plat thereof on Hile in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3909 01100 05300 "This instrument will not allow use of the property described in this instrument in violation of applicable land use laivs and regulations. Before signing or a cepting 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 into the said grantee and grantee's heirs, successors and assigns forever. And said gruntor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor It 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 gruntor will wurrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsonver, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00 ie in a set the range doctoon side the coest of a last in a set in a set with a set way a set in a set ICHX & BUX RADIX XX 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 14th day of ______ June_____, . , 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. Patrick James McCardell Lames McCard lille and H. Anne McCardell SIATE OF OREGON. County of STATE OF OREGON,) 55. Klamath County of ____ , 19 144 June 19 90 Personally appeared and who, being duly sworn, Personally appeared the above named each for himself and not one for the other, did say that the former is the Patrick James McCardell _ president and that the latter is the H. Anne McCardell secretary of a corporation. and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate theta and dere be sent of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and 10/1/ each of them acknowledged said instrument to be its voluntary act and DANA W. NIELSIN deal. BEANOTARY PUBLIC-OILEGUN Before me: (OFFICIAL (O) FICIA My Commission Explores SEAL) Notary Public for Oregon My commission expires: My commission expires: Patrick & Anne McCardell STATE OF OREGON. 8880 Tingley Lane SS. Klamath Falls, OR 97603 County of Klamath I certify that the within instrument was Michael & Kristie Vashaw received for record on the 15th 4257 Fargo Street day of June _, *19_*90 Klamath Falls, OR 97603 at 11:14 o'clock ____A.M., and recorded GRANTEES NAME AND ADDRESS E RESERVED in book _____ M90on page 11716 or as file/reel number _____ 16283___ POR SAME AS GRANTEE Record of Deeds of said county; NECORDI N'S LSI Witness my hand and seal of County affixed. NAME, A IDRESS, 71 int i a hange is requested all to i Hattments shall be set SAME AS GRANTEE Evelyn Biehn, County Clerk **Recording Officer** B Dreulenc Mulendere Deputy NAME, ADDRESS 70