

James C. McClellan & Mary H. McClellan, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 4 and the Northerly 30 feet of Lot 5, Block 23, BUENA VISTA 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.

Tax Account No 3809 019DC 08400

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 all those of record and those apparent to the land 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 \$ 1.00 and other. However, the actual consideration consists of or includes 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 22 day of July, 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.

STATE OF OREGON, County of Klamath)
Personally appeared the above named James C. McClellan) ss.
July Aug 22, 19 90

James C. McClellan

Personally appeared the above named James C. McClellan

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

Before me, Wardene Ivacke
Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____ 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

McClellan 231 East Main Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
McClellan see above
GRANTEE'S NAME AND ADDRESS
After recording return to: McClellan see above address
NAME, ADDRESS, ZIP
Until a change is requested all our statements shall be sent to the following address: McClellan see above address
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 22nd day of Aug., 19 90, at 10:48 o'clock A.M., and recorded in book M90 on page 16864 or as file/reel number 19210.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulholland Deputy

Fee \$28.00