

20746

MC 24251-R

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John R. Metcalf and Sandra L. Metcalf, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Michael D. Hargan 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 39 in the RESUBDIVISION OF BLOCK 125, MILLS 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. Klamath-County Tax Account #3809-033AD-05100.

SUBJECT TO: Trust Deed recorded July 17, 1989, in Volume M89, page 12973, Microfilm Records of Klamath County, Oregon, in favor of Helen M. Lukes, as Beneficiary. Grantees named herein do not agree to assume nor pay this Trust Deed and the Grantors agree to hold grantees harmless therefrom.

"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 upon the land as of the date of this deed

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 \$ 25,000.00

XXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00 XXXXXX
XXXXXX The 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 as of the date of this deed. XXXXXX

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 27th day of September, 1990; 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.

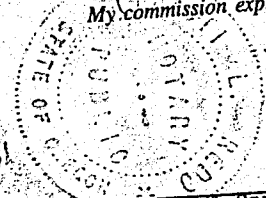
STATE OF OREGON,
County of Klamath, ss.
September 21, 19 90.

Personally appeared the above named _____
John R. Metcalf and
Sandra L. Metcalf

and, acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristen S. Redd
Notary Public for Oregon
My commission expires: 11/16/91



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 _____ (SEAL)
My commission expires: _____

John R. Metcalf & Sandra L. Metcalf
736 Upham
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Michael D. Hargan &
1580 Donnelson Place
Templeton, CA 93465
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is required 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 27th day of Sept., 19 90, at 11:50 o'clock A M., and recorded in book M90 on page 19550 or as file/reel number 20746.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulhade Deputy

Fee \$28.00