

26916

WARRANTY DEED

Vol. MAI Page 4570KNOW ALL MEN BY THESE PRESENTS, That RONALD S. TACCHINI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT D. MCMAHON AND DEANNA L. MCMAHON, husband and wife, 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 18 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH 1/2 of vacated walkway lying adjacent thereto.

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 \$ 53,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 8th day of March, 19 91; 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.

Ronald S. Tacchini
Ronald S. Tacchini

STATE OF OREGON

County of Klamath, ss.
3-8, 19 91.

Personally appeared the above named

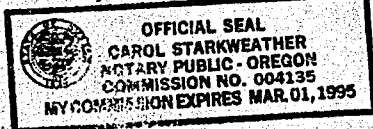
Ronald S. Tacchini

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

Before me:

Carol Starkweather

Notary Public for Oregon

My commission expires: 3-1-95

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)

RONALD S. TACCHINI882 A HOMEDALE RD.KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

SCOTT D. MCMAHON AND DEANNA L. MCMAHON1427 TAMARAKLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSN.540 MAIN STREETKLAMATH FALLS, OR 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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 19 91, at 9:58 o'clock A M., and recorded in book M91 on page 4570 or as file/reel number 26916.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mules Deputy

Fee \$28.00