

37763

WARRANTY DEED

Vol. m91 Page 24599

KNOW ALL MEN BY THESE PRESENTS, That THOMAS W. O'BORN and MILDRED H. O'BORN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIKE MARCUM and SHARRON MARCUM, 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 39 in Block 20 of TRACT 1113, OREGON SHORES - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed (including terms and provisions) dated March 8, 1988 recorded April 14, 1988, in Volume M88, page 5729, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is FN-Realty Services, Inc. The above Grantee does hereby agree to assume and pay in full this obligation and to hold sellers 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 those of

record and those apparent upon the land, if any, as 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 \$ 9,407.26

In construing this deed and where the context so requires, the singular includes the plural and all grammatical change, 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 13 day of November, 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.

STATE OF OREGON,)
County of Klamath) ss.
November 13, 19 91.

Thomas W. O'Brien
THOMAS W. O'BORN
Mildred M. O'Brien
MILDRED H. O'BORN

Personally appeared the above named _____
THOMAS W. O'BORN
MILDRED M. O'BORN

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

Before me: William K. Kalita

Notary Public for Oregon

My commission expires: 12/25/92

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 _____ (SEAL)
My commission expires: _____

THOMAS W. O'BORN and MILDRED M. O'BORN
P. O. BOX 694
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

MIKE MARCUM and SHARRON MARCUM
1526 SARATOGA DRIVE
WOODLAND, CA 95695

GRANTEE'S NAME AND ADDRESS

After recording return to:

MIKE MARCUM and SHARRON MARCUM
1526 SARATOGA DRIVE
WOODLAND, CA 95695

NAME, ADDRESS, ZIP

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

MIKE MARCUM and SHARRON MARCUM
1526 SARATOGA DRIVE
WOODLAND, CA 95695

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 Nov., 19 91, at 3:41 o'clock P. M., and recorded in book M91 on page 24599 or as file/reel number 37763.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall, Deputy

Fee \$28.00