

45380

MTC 27669LB WARRANTY DEED

Volume 92 Page 11433

KNOW ALL MEN BY THESE PRESENTS, That D. F. MC DOWELL and ALBERTA MC DOWELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CECIL H. HAYES and ELEANOR B. HAYES, 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 1 in Block 12 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 80,000.00

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 26 day of May, 19 92; 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.
May 26, 19 92.

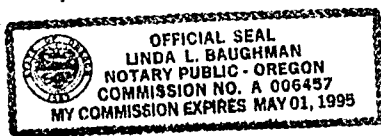
D. F. MC DOWELL
D. F. MC DOWELL
Alberta M. McDowell
ALBERTA MC DOWELL

Personally appeared the above named D. F. MC DOWELL
ALBERTA MC DOWELL

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

Before me:

Linda L. Baughman
Notary Public for Oregon
My commission expires: 5-1-95



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 _____ (SEAL)
My commission expires: _____

D. F. MC DOWELL and ALBERTA MC DOWELL

4200 Summers Lane Apt 205
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

CECIL H. HAYES and ELEANOR B. HAYES
1037 THOMAS DRIVE
KLAMATH FALLS, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:
CECIL H. HAYES and ELEANOR B. HAYES
1037 THOMAS DRIVE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

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

CECIL H. HAYES and ELEANOR B. HAYES
1037 THOMAS DRIVE
KLAMATH FALLS, OR
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 May, 19 92, at 2:37 o'clock P. M., and recorded in book M92 on page 11433 or as file/reel number 45380.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Randy M. M... Deputy

Fee \$30.00