46251 Special WARRANTY DEED Vol. M92 Page 13139

MTC# 26486 LB

KNOW ALL MEN BY THESE PRESENTS, That MCCLELLAN MORTGAGE CO., an Arizona Corporation *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* RALPH E. PATTERSON and SHIRLEY ANN PATTERSON, 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 11, Block 17, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'92 JUN 15 AM 9 12

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 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 $ 1,000.00 ~~[redacted] (Here comply with the requirements of 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 9 *day of* January *, 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.*

MCCLELLAN MORTGAGE CO.

By: David L. Sprehe

David L. Sprehe, Deputy Receiver in his represenative capacity and not personally in Maricopa County Superior Court CV 87-20936

STATE OF OREGON,)
County of) *ss.*
, *19* .

Personally appeared the above named MCCLELLAN MORTGAGE CO.

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

Before me:

Notary Public for Oregon
My commission expires:

Arizona

STATE OF ~~OREGON~~, *County of* Maricopa) *ss.*

The foregoing instrument was acknowledged before me this 9th *day of* Jan. *19* 92 *, by* David L. Sprehe *president, and by* — *secretary of* — *an* Arizona *corporation, on behalf of the corporation.*

Notary Public for Oregon Roberta B. Black (SEAL)

My commission expires: April 5, 1994

~~MCCLELLAN MORTGAGE CO.~~
3225 N. Central Ave. Suite 800
OR Phoenix, AZ 85012
GRANTOR'S NAME AND ADDRESS

RALPH E. PATTERSON and SHIRLEY ANN PATTERSON
2344 UNION
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording, return to:
RALPH E. PATTERSON and SHIRLEY ANN PATTERSON
2344 UNION
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
RALPH E. PATTERSON and SHIRLEY ANN PATTERSON
2344 UNION
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*

I certify that the within instrument was received for record on the 16th *day of* June *, 19* 92 *, at* 9:12 *o'clock* A *M., and recorded in book* M92 *on page* 13139 *or as file/reel number* 46251 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Muellendale *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY