

46586

MTC# 27835

KNOW ALL MEN BY THESE PRESENTS. That RAYSON and DOLORES D. RAYSON

MICHAEL S. CAREY, CHERYL A. CAREY, CLARENCE V.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. FERGUSON- AND SUSAN J. FERGUSON, husband and wife as tenants by the entirety, 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 8 in Block 8 of TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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 apparent to the land

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 \$86,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of June, 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, 19 92 ss.

Personally appeared the above named
Michael S. Carey, Cheryl A. Carey,
Clarence V. Rayson and Dolores D. Rayson

Michael S. Carey

Cheryl A. Carey

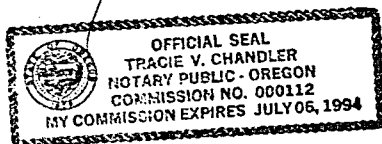
Clarence V. Rayson

Dolores D. Rayson

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

Before me:

Notary Public for Oregon
My commission expires: 7-6-94



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: _____

Michael S. and Cheryl A. Carey
Clarence V. and Dolores D. Rayson
7132 Lindero Rd 97603
GRANTORS NAME AND ADDRESS
James Robert and Susan Jean Ferguson
3883 Redondo Way
Klamath Falls, OR 97603
GRANTEES NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan Assn.
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

SAME ADDRESS, ZIP

STATE OF OREGON.

County of Klamath ss.
I certify that the within instrument was received for record on the 23rd day of June, 19 92 at 3:48 o'clock P. M., and recorded in book M92 on page 13764 or as file/reel number 46586.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorlene Muehlenberg Deputy

Fee \$30.00