

46752

MTC 27667-4B

WARRANTY DEED

Vol. 92 Page 14069

KNOW ALL MEN BY THESE PRESENTS, That RON D. McCUTCHEON and SUSAN McCUTCHEON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD T. MAHON, an unmarried man, 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 4 in Block 8, THE TERRACES, 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 \$ 65,750.00

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 25 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.

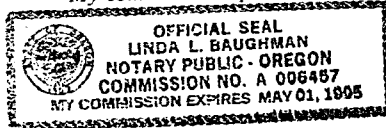
STATE OF OREGON,)
County of Klamath) ss.
June 25, 19 92

Personally appeared the above named
RON D. McCUTCHEON
SUSAN McCUTCHEON

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: _____

RON D. McCUTCHEON and SUSAN McCUTCHEON

5926 Alva Avenue
Klamath Falls, Or 97603

GRANTOR'S NAME AND ADDRESS

RICHARD T. MAHON
517 LAGUNA
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

RICHARD T. MAHON
517 LAGUNA
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a charge is received all tax statements shall be sent to the following address:

RICHARD T. MAHON
517 LAGUNA
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 26th day of June, 19 92, at 2:38 o'clock P. M., and recorded in book M92 on page 14069 or as file/reel number 46752.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorlene M. Melendrez Deputy

Fee \$30.00