

47167

MTC #27707

KNOW ALL MEN BY THESE PRESENTS, That BEVERLY J. REEVES

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN WAYNE MCBRIDE AND JULIE LYNN MCBRIDE

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 12 of ANKENY GARDEN TRACTS, 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 cove nants 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

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00 However, the actual consideration in terms of dollars of the property or value given in preference to 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 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.

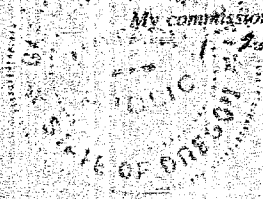
Beverly J. Reeves
Beverly J. Reeves

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

Personally appeared the above named
Beverly J. Reeves

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

Before me: Mary L. Linsch
Notary Public for Oregon
My commission expires: 1-21-93



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 _____
My commission expires: _____ (SEAL)

Beverly J. Reeves	
2418 Howard Ave.	
Medford, OR 97501	
GRANTOR'S NAME (NEED ADDRESS)	
Steven W. and Julie .. McBride	
6140 Airway Dr.	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
Lend recording costs to	
Klamath First Federal Savings & Loan	
540 Main St.	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Same as above	
Small print: If payment is required of any person, shall be paid to the person named in same as above	

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 8th day of July, 19 92, at 9:20 o'clock A.M., and recorded in book M92 on page 14819 or as file/reel number 47167.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

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

Fee \$30.00