

47167

MTC 7767

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

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

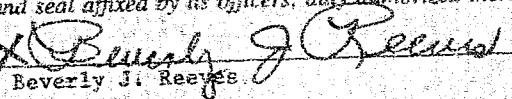
and that

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 \$ 4,000.00  
However, the actual consideration in excess of the true and actual consideration paid for this transfer, if any, 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 25th day of June, 1992; 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

STATE OF OREGON,  
County of Klamath, ss.  
June 25, 1992

Personally appeared the above named  
Beverly J. Reeves

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

Before me:

  
Mary L. Biehn

Notary Public for Oregon

My commission expires:

1-21-98

Beverly J. Reeves

2418 Howard Ave.

Medford, OR 97501

RENTER'S NAME AND ADDRESS

Steven W. and Julie J. McBride

6140 Airway Dr.

Klamath Falls, OR 97603

RENTER'S NAME AND ADDRESS

First Mortgagor is:

Klamath First Federal Savings & Loan

540 Main St.

Klamath Falls, OR 97601

RANK AND TITLE

Same as above

Second Mortgagor is:

Same as above

RANK AND TITLE

STATE OF OREGON, County of

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)

STATE OF OREGON,

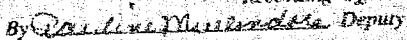
County of Klamath

I certify that the within instrument was received for record on the 8th day of July, 1992, 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  Deputy

Fee \$30.00