

48112

MTC 28107 LB

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL E. FERGUSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called DENNIS E. McCASLAND and JANICE L. McCASLAND, 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 5 in Block 4 of FIRST 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 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 \$ 30,500.00

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 24 day of July, 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 WASHINGTON
County of Thurston, 19 92 ss.

Personally appeared the above named MICHAEL E. FERGUSON

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

Before me: Sharon Lyda
Notary Public for Oregon Washington
My commission expires: 9/9/94

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 E. FERGUSON
5129-122 WY PLACE S.E.
EVERETT, WA 98208

GRANTOR'S NAME AND ADDRESS
DENNIS E. McCASLAND and JANICE L. McCASLAND
P.O. Box 2109 Oregon 2nd
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS
DENNIS E. McCASLAND and JANICE L. McCASLAND
P.O. Box 2109 Oregon 2nd
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP
DENNIS E. McCASLAND and JANICE L. McCASLAND
P.O. Box 2109 Oregon 2nd
Klamath Falls, Or 97601

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 28th day of July, 19 92, at 2:43 o'clock P. M., and recorded in book M92 on page 16690 or as file/reel number 48112.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. J. [Signature] Deputy

Fee \$30.00