

48956

WARRANTY DEED

MTC 27972-KR

Vol. 992 Page 18170

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS L. CAVENER and CAROL CAVENER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JEROME F. COMEAU

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, Block 9, TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 58,000.00

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 12th day of August, 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.
August 12, 19 92.

Thomas L. Caver
THOMAS L. CAVENER
Carol Caver
CAROL CAVENER

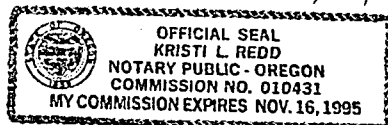
Personally appeared the above named
THOMAS L. CAVENER
CAROL CAVENER

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

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/95

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 _____

My commission expires: _____ (SEAL)

THOMAS L. CAVENER and CAROL CAVENER

4224 Bartlett
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JEROME F. COMEAU
5378 EASTWOOD DR.
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

JEROME F. COMEAU
5378 EASTWOOD DR.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

JEROME F. COMEAU
5378 EASTWOOD DR.
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 14th day of Aug., 19 92, at 11:39 o'clock A.M., and recorded in book M92 on page 18170 or as file/reel number 48956. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall, Deputy

Fee \$30.00