

MTC 28307

49780

WARRANTY DEED

Vol. 92 Page 19407

KNOW ALL MEN BY THESE PRESENTS, That Gerald A. McDonald and Mary E. McDonald,  
 as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce E. Henderson  
 and Evelyn Bender, with rights of survivorship  
 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 17 in Block 2 of FIRST ADDITION TO KELENE GARDENS, 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 said, and, if any, as of the date of this deed, and any  
 taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 43,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which 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 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 25, 19 92

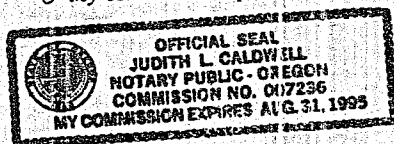
Gerald A. McDonald  
 Gerald A. McDonald  
Mary E. McDonald  
 Mary E. McDonald

Personally appeared the above named  
Gerald A. McDonald and Mary E. McDonald

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

Before me:

Judith L. Caldwell  
 Notary Public for Oregon  
 My commission expires: 8-31-95



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: \_\_\_\_\_

Gerald A. McDonald and Mary E. McDonald

GRANTOR'S NAME AND ADDRESS

Bruce E. Henderson and Evelyn Bender

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOC

2943 SOUTH SIXTH STREET  
 KLAMATH FALLS OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
 2943 SOUTH SIXTH STREET  
 KLAMATH FALLS, OREGON 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 Aug., 19 92,  
 at 11:23 o'clock A. M., and recorded  
 in book M92 on page 19407 or as  
 file/reel number 49780.  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By Paulene Miller Deputy

Fee \$30.00