

54847

MTC 28772

KNOW ALL MEN BY THESE PRESENTS, That Louis McFadden, David McFadden and Donna McFadden, not as Tenants in Common, but with the Right of Survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary L. Hankins and Grace L. Hankins, husband and wife, and Stephen B. Stephens and \*\*\*, 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 1, TRACT 1008, BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*\* Ruth A. Stephens, husband and wife, with rights of survivorship

"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 of 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 \$ 58,500.00. ~~Whereof, the actual consideration paid for the transfer, stated in terms of dollars, is \$ 58,500.00. The balance of the consideration paid for the transfer, stated in terms of dollars, is \$ 0.00. (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 31 day of December, 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.

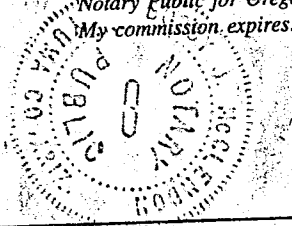
STATE OF OREGON, ARIZONA )  
County of YUMA ) ss.  
December 3, 1992

Personally appeared the above named  
LOUIS MC FADDEN

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

Before me: Billy MacClanahan

Notary Public for Oregon ARIZONA  
My commission expires: 3-31-93



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Louis McFadden, David McFadden & Donna McFadden

GRANTOR'S NAME AND ADDRESS

Gary L. & Grace L. Hankins  
Stephen B. & Ruth A. Stephens  
4717 Sumac Ave., Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Klamath First Federal  
P.O. Box 5270  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Dec., 19 92, at 11:46 o'clock A M., and recorded in book M92 on page 28913 or as file/reel number 54847.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Debbie Mueland Deputy

Fee \$30.00