

59917

WARRANTY DEED
MTC 24311-HF

Vol. m93 Page 7804

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEES OF THE MARVIN H. MC LAIN AND LORETTA E. MC LAIN LIVING REVOCABLE TRUST DATED FEBRUARY 14, 1992

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

RICHARD M. GRIFFIN

, 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 in Block 7 of Winchester, tract no. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 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 \$51,000.00

~~However, the actual consideration for this transfer, stated in terms of dollars, is \$51,000.00. The grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent upon the land, if any, as of the date of this deed.~~

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 12 day of April, 19 93; 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

April 12th 1993

Personally appeared the above named

MARVIN H. McLain

LORETTA E. McLain

Marvin H. McLain, Trustee
MARVIN H. McLain, TRUSTEE

Loretta E. McLain, Trustee
LORETTA E. McLain, TRUSTEE

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

Before me

Helen M. Fink

Notary Public for Oregon

My commission expires:



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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 19 93, at 11:26 o'clock A.M., and recorded in book M93 on page 7804 or as file/reel number 59917.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Pauline M. Mulendore Deputy

Fees: \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

92 APR 15 AM 11 26