

KNOW ALL MEN BY THESE PRESENTS, That Carmen F. Mazzei and Mary T. Mazzei, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gilbert R. Bain and Josephine M. Bain, 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, that 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:

Lots Eight (8), and Twelve (12), Block Four (4), River Pine Estates, Klamath County, State of Oregon. Subject to the BUILDING AND Use Restrictions.

(If space insufficient, continue description on reverse side)

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 of the above granted premises, free from all encumbrances EXCEPT: Covenants, Conditions, Reservations, Restrictions, Rights, Rights of Way and Easements now of record, if any.

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 \$ 6400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of May, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.
County of SISKIYOU }
5/4, 1977

Personally appeared the above named Carmen F. Mazzei and Mary T. Mazzei

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

Before me: Jack William Nystrom
(OFFICIAL SEAL)
Notary Public for Oregon, California

My commission expires: OFFICIAL SEAL My commission expires:
JACK WILLIAM NYSTROM
NOTARY PUBLIC-CALIFORNIA
SISKIYOU COUNTY
My Commission Expires May 2, 1978

Carmen F. Mazzei
P.O. Box 426
Weed, Ca. 96094
GRANTOR'S NAME AND ADDRESS

Gilbert R. Bain
35469 Hendrick Rd.
Creswell, Ore. 97426
GRANTEE'S NAME AND ADDRESS

After recording return to:
Bain & Tette
P.O. Box 252
Bain, OR 97701
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Gilbert R. Bain
35469 Hendrick Rd.
Creswell, Ore. 97426
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
1977

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)

STATE OF OREGON,) ss.
County of KLAMATH

I certify that the within instrument was received for record on the 25th day of MAY, 1977, at 12:03 o'clock P.M., and recorded in book M77 on page 9079 or as file/reel number 30083. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Nilne
Recording Officer
By Hazel Dray Deputy

FEE \$ 3.00