

KNOW ALL MEN BY THESE PRESENTS, That

Brenda Ilene Walls

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Rebecca V. Sebastian

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:

The Easterly 15 feet of Lot 25 and the Westerly 40 feet of Lot 26 in Block 302 of Darrow Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and water use charges, if any, to the City of Klamath Falls.'

Conditions and restrictions, as contained in Deed from Klamath Korporation as conveyed to F. N. Frakes, recorded November 14, 1911 in Volume 35, page 237, Records of Klamath County, Oregon.

(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 as stated above, or 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 \$ 33,000.00

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 5 day of February, 19 80; 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)

Brenda Ilene Walls by Jerry Lewis Walls
attorney in fact

80 FEB 5 PM 3 06

STATE OF OREGON, }
County of Klamath } ss.
February 5, 19 80

STATE OF OREGON, County of) ss.
February 5, 19 80

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

a corporation, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/7/80

Brenda Ilene Walls

GRANTOR'S NAME AND ADDRESS

Rebecca V. Sebastian

P.O. Box 595

Kono, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of February, 19 80, at 3:06 o'clock P.M., and recorded in book M80 on page 2280 or as file/reel number 80275.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Berntha [Signature] Deputy
Recording Officer

Fee \$3.50