

KNOW ALL MEN BY THESE PRESENTS, That LIONEL W. OLSEN and CAROL N. OLSEN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN E. ANDREWS
and KARREN LEE FOWLER, 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:

Lot 16, EXCEPTING therefrom the Southeasterly 48 feet thereof, and Lot 17, EXCEPTING therefrom the Southeasterly 64 feet thereof in Block 40, BUENA VISTA 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. TOGETHER WITH that portion of vacated Oregon Avenue which inured thereto.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 \$43,900.00

~~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 28th 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)

LIONEL W. OLSEN

CAROL N. OLSEN

STATE OF OREGON,)
County of Klamath) ss.
March 28, 19 80

STATE OF OREGON, County of _____) ss.
_____, 19 _____

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 be-
half 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)

Personally appeared the above named
LIONEL W. OLSEN and CAROL N. OLSEN,
husband and wife

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me: Kristi L. Garrison
(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6/19/82

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Lionel W. Olsen

608 W. Oregon
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Andrew E. Allen and Karren Lee Fowler

Rt. 3 Box 341
K. Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
28th day of February, 19 80,
at 10:44 o'clock A.M., and recorded
in book MSO on page 3832 or as
file/reel number 81250,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By D. Milne Recording Officer
Bernetha Shetch Deputy