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KNOW ALL MEN BY THESE PRESENTS, That THANG XIEN TRAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by F. CARL JONES and FRANK A. SUCCO, 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 11, Block 6, STEWART, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) 1980-81 taxes, a lien in an amount to be determined, but not yet payable and and prior taxes, if any. 2) An easement recorded April 18, 1926 in Book 29, Page 441, in favor of Pacific Power and Light Company, formerly the California Oregon Power Company. 3) Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$12,500.00, dated September 10, 1979, recorded September 10, 1979 in Volume M79, Page 21588, Klamath County Microfilm Records.

(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 set forth above and those apparent on the land

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 \$ 12,338.22

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,338.22~~
the whole consideration paid for this transfer, stated in terms of dollars, is \$ 12,338.22
part of the consideration paid for this transfer, stated in terms of dollars, is \$ 12,338.22
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 17th day of July, 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.

Thang Xien Tran
THANG XIEN TRAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 17, 19 80

Personally appeared the above named Thang Xien Tran

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

Before me: Carol Chittus
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-6-84

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 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)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to: <u>FRONTIER TITLE & ESCROW</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.	
County of <u>Klamath</u>	
I certify that the within instrument was received for record on the <u>18th</u> day of <u>July</u> , 19 <u>80</u> at <u>10:09</u> o'clock <u>A.M.</u> , and recorded in book/reel/volume No. <u>180</u> on page <u>13360</u> or as document/fee/file/instrument/microfilm No. <u>87064</u> , Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
By <u>Wm. D. Milne</u> Deputy	
NAME TITLE	

SPACE RESERVED FOR RECORDER'S USE