

K-34047
LEOPOLD BAUMSTARK and MARIA BAUMSTARK, husband and wife, Grantors, convey and warrant to WALTER STEINER and MARLEN STEINER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 2 and 3, Block 2, COLLEGE INDUSTRIAL PARK,
City of Klamath Falls, Oregon.

SUBJECT TO AND EXCEPTING: (1) Assessments and charges of the City of Klamath Falls, Oregon, for monthly water and/or sewer services; (2) Reservations and restrictions in the dedication of College Industrial Park; (3) Restrictive covenants recorded August 10, 1979 in M79, page 19167, Deed Records of Klamath County, Oregon; (4) Mortgage, including the terms and provisions thereof executed by Leopold Baumstark and Maria Baumstark, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, recorded October 28, 1975 in Volume M-75, page 13450, Mortgage Records of Klamath County, Oregon, which mortgage and the note secured thereby grantees expressly assume and agree to pay as the same becomes due.

The true and actual consideration for this transfer is Two Hundred Forty-Thousand and no/100ths (\$240,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

1st Federal S Loan

DATED this 1st day of January, 1981.

Return Grantee:

PO Box 1617

K. Falls, Or

STATE OF OREGON)

County of Klamath)

) SS

January 5, 1981

Personally appeared the above named LEOPOLD BAUMSTARK and MARIA BAUMSTARK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Melvin K. Swanson
Notary Public for Oregon

My Commission expires: 9-16-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 20th day of January A. D. 1981 at 2:55 clock p.m. and
duly recorded in Vol. M81 of Deeds on page 916.

By Bernetha A. Hetcher
EVELYN BIEHN, County Clerk

Fee \$3.50

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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