

KNOW ALL MEN BY THESE PRESENTS, That ROBERT G. KEYES, SR. and ROBERT G. KEYES, JR. as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND HICKMAN and BEVERLY L. HICKMAN, 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 31, Block 4, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year, 1981-1982, a lien, not yet due and payable.
2. Restrictions as contained in plat dedication.
3. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
4. Subject to the terms and provisions of Sun Forest Estates Property Owners Association.

(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 and 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 \$ 5,000.00

However, the actual consideration consists of the interest in the property of the grantee, which is the property of the grantee, and the grantor, which is the property of the grantor. (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 4th day of August, 1981; 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)

Robert G. Keyes, Sr.
ROBERT G. KEYES, SR.

Robert G. Keyes, Jr.
ROBERT G. KEYES, JR.

STATE OF OREGON, CALIFORNIA } ss.
County of Sonoma
Sept. 4, 1981

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 19____

_____ 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 _____

Personally appeared the above named
ROBERT G. KEYES, SR. and ROBERT G. KEYES, JR.

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

_____ 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)

Before me:
Catherine Schultz

Notary Public for Oregon, CA
My commission expires: 7-5-85

Notary Public for Oregon
My commission expires:



Mr. Robert G. Keyes, Sr.
395 Bonnie Avenue
Rohnert Park, CA 94928
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Raymond Hickman
3015 North Pearl Apt. H-125
Tacoma, WA 98407
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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of September, 1981, at 3:42 o'clock P.M., and recorded in book M81 on page 15930 or as file/reel number 4101, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$4.00