

This Indenture Witnesseth, THAT LOUIS FRANK MAFFIOLI and JOYCE E. MAFFIOLI, who took title as Joyse E. Maffioli, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ARTHUR D. ALLEN, Grantee,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

"See description set forth on Exhibit "A," attached hereto and made a part hereof."

The true and actual consideration for this transfer is \$ 30,000.00. ~~10,000~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that Grantors are the owner in fee simple of said premises; that they are free from all incumbrances, except as set out in Exhibit "A" attached hereto, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 1st day of April 19 82.

*Louis Frank Maffioli*  
Louis Frank Maffioli (SEAL)

*Joyce E. Maffioli*  
Joyce E. Maffioli (SEAL)

STATE OF OREGON, County of Klamath, ss. April 14, 1982  
Personally appeared the above named Louis Frank Maffioli and Joyce E. Maffioli, husband and wife,

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

Before me:

Notary Public for Oregon.  
My commission expires 2/14/85

After recording return to:  
Arthur D. Allen  
3705 So. George Mason  
Falls Church, VA 22041

Until a change is requested, all tax statements shall be sent to the following name and address:

Same as above

From the Office of  
Wm. M. Ganong-Attorney  
P. O. Box 57  
Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder

By \_\_\_\_\_ Deputy

82 APR 14 PM 3 39

## EXHIBIT A

Tract 1 and the following-described portion of Tract 2, in the County of Klamath, State of Oregon:

BEGINNING at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a Southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; to the POINT OF BEGINNING, all in Imperial Acres.

SUBJECT TO: Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded August 29, 1977, in book M-77 at page 15886, which Grantee has agreed to assume and hold Grantors harmless from; ALSO SUBJECT TO reservations, restrictions, covenants, easements and rights of way of record and those apparent on the land. In addition to the above exceptions, the property is encumbered by two Notes and two Trust Deeds in favor of Town & Country Mortgage and Investment Co., the first of which said Trust Deeds was recorded May 22, 1980, in Vol. M-80 at page 9438 of the Mortgage Records of Klamath County; the Beneficiary's interest therein was assigned to Burl Balch by Assignment recorded May 27, 1980, in Vol. M-80 at page 9623 of said Mortgage Records; and the second of said Trust Deeds was recorded May 15, 1981, in Vol. M-81 at page 8667 of said Mortgage Records. The Grantors hereby agree to pay off said Notes in favor of Town & Country Mortgage and Investment Co. as the same regularly come due and to hold Grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~record~~

this 14 day of April A.D. 19 82 at 3:39 P.M.

duly recorded in Vol. M 82, of Deeds 4629

Fee \$8.00

EV. LYN BROWN, Clerk

By [Signature]