

KNOW ALL MEN BY THESE PRESENTS, That
Charles Dean Abinante and Bonnie Jean Abinante, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Jean L. Birks, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26, Block 21, TRACT #1005, FOURTH ADDITION TO KLAMATH RIVER
ACRES, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

(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 on the reverse of this deed, 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 \$ 76,000.00
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 15th day of February, 1983,
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.

Charles Dean Abinante
Charles Dean Abinante

(If executed by a corporation,
affix corporate seal)

Bonnie Jean Abinante
Bonnie Jean Abinante

STATE OF OREGON, County of Santa Clara) ss.
California, 19 83.

February 17
Personally appeared Charles Dean Abinante 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)

STATE OF OREGON,

County of Klamath) ss.
19 83

Personally appeared the above named

Bonnie Jean Abinante

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

Charles Dean Abinante and Bonnie Jean Abinante

GRANTOR'S NAME AND ADDRESS

Jean L. Birks

Box 473

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

PER GRANTEE

NAME, ADDRESS, ZIP

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

PER GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded in
book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed

Recording Officer

By

Deputy

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:
"Subject to a 20 foot building setback from all street lines."
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided:

DATED: May 16, 1978

RECORDED: May 22, 1978

VOLUME: M78, page 10664, Microfilm Records of Klamath County, Oregon

AMOUNT: \$37,000.00

GRANTOR: Charles Dean Abinante and Bonnie Jean Abinante, husband and Wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF CALIFORNIA

COUNTY OF Santa Clara

On this 17th day of February in the year 1983
Clara Neste, before me
Clara Neste, a Notary Public, State of California,
 duly commissioned and sworn, personally appeared
Charles Dean Abinante,
 personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person whose name is
 subscribed to the within instrument, and acknowledged to me
 that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
 my official seal in the _____ County of
Santa Clara on the date set forth above
 in this certificate.

Clara Neste
 Notary Public, State of California

My commission expires _____



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Cowdery's Form No. 32—Acknowledgement to Notary Public-Individuals (c.c. sec. 1189.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

9:23

his 22 day of Feb. A.D. 19 83 at 9:23 o'clock AMduly recorded in Vol. M83 of Deeds on a 2643

Fee \$8.00

EV. LYN BIEHN County Clerk

By Joyce McQuinn