

KNOW ALL MEN BY THESE PRESENTS, That

MARGARET E. GOAKEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. HOLMES and BETTY S. HOLMES, 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:

Lots 2, 3 and 4, EXCEPTING THEREFROM the Southwesterly 20 feet thereof, all in Block 44, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 \$ 157,000.00

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 26th day of January, 1984; 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)

Margaret E. Goakey

STATE OF OREGON,

County of Klamath

ss.

1-26

19 84

Personally appeared the above named
MARGARET E. GOAKEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

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:

MARGARET E. GOAKEY

GRANTOR'S NAME AND ADDRESS

JAMES E. & BETTY S. HOLMES
630 Hillside
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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 or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

By

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 14, 1980

Recorded: March 14, 1980

Volume: M80, page 4891, Microfilm Records of Klamath County, Oregon

Amount: \$50,000.00

Mortgagor: Ortis W. Goakey and Margaret E. Goakey, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P34320)

The grantees as they appear on the reverse of this document agree to assume and to pay said Mortgage in full.

3. Conditions, restrictions, easements and right of way, including the terms and provisions thereof, as set forth in Agreement dated September 28, 1979 and recorded in Volume M80, page 9167, Microfilm Records of Klamath County, Oregon, by and between Ortis W. Goakey and Margaret E. Goakey, husband and wife, first parties and Arthur H. Patterson, Jr. and Nileletta C. Patterson, husband and wife, second parties, including but not limited to the following:

"a perpetual easement, right and privilege onto and across the real property described above on which said lines, valves, etc., shall be installed for a hot water well and said easement shall run with the three properties and the parties agree that the three properties be bound thereto forever."

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 14, 1980

Recorded: August 19, 1980

Volume: M80, page 15681, Microfilm Records of Klamath County, Oregon

Amount: \$3,000.00

Mortgagor: Ortis W. Goakey and Margaret E. Goakey, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs (L-P34320)

The grantees as they appear on the reverse of this document agree to assume and to pay said Mortgage in full.

5. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 26th day of Jan. A.D. 19 84
at 4:34 o'clock P M, and duly
recorded in Vol. M81 of Deeds
Page 1468

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00