

MTC-13147  
-WARRANTY DEED-

GALEN ADLER OLSON aka GALEN ADLER OLSON and FRANK M. SRSTKA, Grantors, convey and warrant to OLIVER R. SPIRES and DIANE E. SPIRES, <sup>Husband and Wife</sup> Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 21, 22 and 23 in Block 17 INDUSTRIAL 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.

## SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions easements, right of way of record and those apparent upon the ground. (2) Unrecorded Contract of Sale dated April 1, 1975 by and between Roy T. Lindley and Patricia E. Lindley, husband and wife, as Vendors and Erskine DeLoe and Dorothy Jean DeLoe, husband and wife, as Vendees which Contract of Sale Grantees herein do not assume and agree to pay and Grantors agree to hold Grantees harmless therefrom. (3) Real estate contract, including the terms and provisions thereof dated October 30, 1978, in Volume M78 at page 24522, Microfilm Records of Klamath County, Oregon, wherein Erskine DeLoe and Dorothy Jean DeLoe were Vendors and Floyd W. Talbert and Gary E. Robb were Vendees. The Vendee's interest of Floyd W. Talbert and Gary E. Robb was assigned by instrument dated February 12, 1981, recorded February 13, 1981 in Volume M-81 at page 2536, Microfilm Records of Klamath County, Oregon to Galen Adler Olson and Frank M. Srstka which contract the Grantees hereunder assume and agree to pay and agree to save the Grantors harmless thereon. (4) Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided thereon dated January 1, 1980, recorded January 21, 1980 in Volume M-80 at page 1238, Microfilm Records of Klamath County, Oregon wherein Gary Robb and Peggy E. Robb were Grantors, Glenn D. Ramirez is Trustee and Floyd W. Talbert is the Beneficiary, which Trust Deed the Grantees herein assume.

The true and actual consideration for this conveyance is \$55,000.00.

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.

Until a change is requested, all tax statements shall be mailed to Grantees at: 120 East Main, , Klamath Falls, OR 97601

DATED this 14<sup>th</sup> day of February, 1984.

Galen Adler Olson  
Frank M. Srstka

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

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STATE OF OREGON )  
County of Klamath ) ss. 2/14/84

Personally appeared the above-named GALEN ADLER OLSON aka GAYLEN ADLER OLSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 7/13/85

STATE OF OREGON )  
County of Klamath ) ss. 2/14/84

Personally appeared the above-named FRANK M. SRSTKA and acknowledged the foregoing instrument to be his voluntary act. Before me:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 7/13/85

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 16th day of Feb. A.D. 19 84  
at 11:18 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 2459

EVELYN BIEHN, County Clerk  
By *[Signature]* Deputy  
Fee 8.00

Return:  
M.T.C.