

KNOW ALL MEN BY THESE PRESENTS, That

JOHN F. CONNETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAM G. MAYER and JUDITH L. MAYER, 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:

The South 40 feet of Lots 41 and 42, of the Resubdivision of Block 125, MILLS 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.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 on the reverse side 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 \$ 24,785.74. (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 March, 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.

JOHN F. CONNETT

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath

County of Klamath

March 15, 1984

Personally appeared the above named

JOHN F. CONNETT

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

Personally appeared

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:

John F. Connett

625 Mitchell
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Sam G. & Judith L. Mayer

625 Mitchell
Klamath Falls, OR 97601

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,

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.

By

Recording Officer

Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deed recorded May 19, 1928, in Volume 80 at page 349, Deed Records of Klamath County, Oregon, wherein Klamath Korporation, a California corporation is grantor and D. C. McKay is grantee.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 9, 1983
Recorded: September 9, 1983
Volume: M83, page 15438, Microfilm Records of Klamath County, Oregon
Amount: \$25,000.00
Grantor: John F. Connett
Trustee: Mountain Title Company, Inc.
Beneficiary: Helen L. Walters

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

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

on this 15 day of March A.D. 19 84
at 3:04 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 4223
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00