

KNOW ALL MEN BY THESE PRESENTS, That ALVIN M. STILES JR. and SHERIE R. STILES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS GARBUTT 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 Northerly 55 feet of Lot 5 and the Westerly 15 feet of the Northerly 55 feet of Lot 4 in Block 42 of FIRST ADDITION to 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 shown on the reverse of this deed, and those of record, if any, as of the date of this deed.

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 \$ 44,500.00. 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 92.030.)

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 21st day of March, 19 84; 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)

Alvin M. Stiles Jr.
Sherie R. Stiles
STATE OF OREGON, County of Klamath

STATE OF OREGON,
County of Klamath
3-21, 19 84

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: _____ Notary Public for Oregon
My commission expires: _____

Personally appeared the above named Alvin M. Stiles Jr. & Sherie R. Stiles for themselves and as their attorney and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: _____ Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires: _____

Alvin M. Stiles Jr. & Sherie R. Stiles
GRANTOR'S NAME AND ADDRESS
Thomas Garbutt
803 Main Street
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,
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

SUBJECT TO:

1. 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: April 4, 1983

Recorded: April 14, 1983

Volume: M83, page 5662, Microfilm Records of Klamath County, Oregon

Amount: \$36,000.00

Grantor: Alvin M. Stiles, Jr. and Sherie R. Stiles

Trustee: Wm. M. Ganong

Beneficiary: Arlena E. Schubert or Karlene A. McNaught

The grantee as he appears on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full.

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:ss

I herby certify that the within instrument was received and filed for record on the 21 day of March A.D., 1984 at 3:50 o'clock PM, and duly recorded in Vol. M84, of Deeds on page 4631.

Fee: \$8.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy