

KNOW ALL MEN BY THESE PRESENTS, That LYNN S. HARTWIGSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLYING A ENTERPRISES, INC.

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 3, 4, 5, 27, and 28, Block 69, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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 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 \$ 63,000.00

HOWEVER, THE ACTUAL CONSIDERATION PAID MAY BE OF OTHER PROPERTY OF VALUE GIVEN OR PROMISED WHICH IS THE CONSIDERATION FOR THIS DEED. (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 16 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.

(If executed by a corporation, affix corporate seal)

Lynn S. Hartwigsen
LYNN S. HARTWIGSEN

STATE OF OREGON, CALIFORNIA

County of ORANGE
March 16, 1984

Personally appeared the above named LYNN S. HARTWIGSEN

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

Before me:

Notary Public for Orange CALIF.
My commission expires: 11-NOV-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:

Lynn S. Hartwigsen
20131 SW Cypress St.
Santa Ana, CA 92707

GRANTOR'S NAME AND ADDRESS

Flying A Enterprises, Inc.
5132 Gatewood Drive
Klamath Falls, OR 97603

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) ss.

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.

Recording Officer
Deputy

By

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record."
 2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 24, 1965, in Volume 362, page 400, Deed Records of Klamath County, Oregon.
 3. Subject to reservations in Deed from Ada Parsons Sparretorn to Henry P. Cox, et al, recorded June 11, 1936, in Deed Volume 106, page 459, Deed Records of Klamath County, Oregon.
 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 therein.
Dated: September 12, 1979
Recorded: November 1, 1979
Volume: M79, page 25796, Microfilm Records of Klamath County, Oregon
Amount: \$40,000.00
Grantor: Lynn Hartwigsen and Lynette Hartwigsen, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: Doyle E. Cothran and Ruth M. Cothran, husband and wife
- The Grantee named herein hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 30th day of March A.D. 19 84
at 10:36 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 5054

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00