

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. GARBUTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA G. JACKSON and RONALD LEE KANNA, as tenants in common, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

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 or apparent upon the land, 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 \$ 55,000.00

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 29th day of August, 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.

Richard L. Garbutt

STATE OF OREGON,
County of Klamath ss.
8/31, 1984

Personally appeared the above named
Richard L. Garbutt

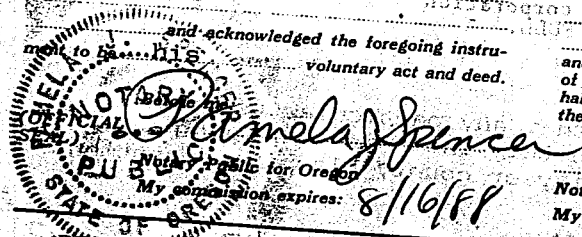
and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of ss.
Personally appeared
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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)



RICHARD L. GARBUTT

GRANTOR'S NAME AND ADDRESS
BARBARA G. JACKSON & RONALD LEE KANNA
529 N. 5th
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
GRANTEE

NAME, ADDRESS, ZIP
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.

By Recording Officer Deputy

DESCRIPTION

Beginning at the Northwesterly corner of Lot 5 of Block 43 of FIRST ADDITION to City of Klamath Falls, Oregon; thence Northeasterly along the Southerly line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43; thence Southeasterly at right angles to Lincoln Street and along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with the Southerly line of Lincoln Street to the Westerly line of said Lot 5; thence Northwesterly along the Westerly line of said Lot 5, 55 feet to the place of beginning, being a portion of said Lots 4 and 5, Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Easement for sewer pipe and incidentals including the right of ingress and egress along a line parallel to and 75 feet Northeasterly of the Northeast line of Fifth Street as conveyed in the Deed recorded July 12, 1911 in Volume 33, page 200 Deed Records of Klamath County, Oregon.
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: July 8, 1982
Recorded: July 8, 1982
Volume: M82, page 8583, Microfilm Records of Klamath County, Oregon
Amount: \$44,900.00
Mortgagor: Richard L. Garbutt
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P62006) SAID MORTGAGE BUYER AGREES TO ASSUME AND PAY IN FULL
5. 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: January 25, 1984
Recorded: February 21, 1984
Volume: M84, page 2719, Microfilm Records of Klamath County, Oregon
Amount: \$2,150.00
Mortgagor: Dick Garbutt and Patti Garbutt
Mortgagee: CP National Corporation, a California corporation
SAID MORTGAGE BUYER AGREES TO ASSUME AND PAY 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)
Filed for record at request of

on this 4 day of Sept. A.D. 19 84
at 10:33 o'clock A M. and duly
recorded in Vol. M84 of Deeds
Page 15196

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