

17156-K

KNOW ALL MEN BY THESE PRESENTS, That

GILBERT C. AXELL, SR. and FLORENCE M.

AXELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KAY R. REINHOLDT and GLORY L. REINHOLDT, husband and wife

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:

Lot 29 in Subdivision of Block 125, of MILLS 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.

All that portion of the strip of land lying contiguous to the northerly boundary of Lot 29, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between extensions of the easterly boundary line and the westerly boundary line of said Lot to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Volume 38, page 209, filed in the records of Klamath County, State of Oregon.

MOUNTAIN TITLE COMPANY INC.

"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." - continued on the reverse side-

(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 \$ 37,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or a part of the consideration (delete as applicable) 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 12th day of October, 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)

Gilbert C. Axell Sr.
GILBERT C. AXELL, SR.

Florence M. Axell
FLORENCE M. AXELL
STATE OF OREGON, County of) ss.
....., 19.....

STATE OF OREGON,)
County of Klamath) ss.
October 12, 1984

Personally appeared the above named
GILBERT C. AXELL, SR. and FLORENCE M. AXELL

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

Before me:
(OFFICIAL SEAL) Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

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 be-
half 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:

Gilbert C. Axell, Sr. & Florence M. Axell

P.O. Box 1814
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Kay R. Reinholdt & Glory L. Reinholdt

2545 Orchard Way
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,) ss.

County of

I certify that the within instru-
ment 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

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

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. Covenants, conditions, and restrictions, as contained in the deed from Klamath Corporation, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 12, 1933, in Volume 99, page 555, 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: November 18, 1976

Recorded: November 22, 1976, in Volume M76, page 18599, Microfilm Records of Klamath County, Oregon

Amount: \$22,050.00

Mortgagor: Gilbert C. Axell, Sr. and Florence M. Axell, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantee named on the reverse hereby agrees to assume and pay in full the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

On 12th day of October A.D. 1984 at 12:28 o'clock P. M., and
duly recorded in Vol. M84, of Deeds on Page 17570

By Evelyn Bienn, County Clerk
Servetha Kelsch

Fee: \$8.00