KNOW ALL MEN BY THESE PRESENTS, That GEORGE E. SHIM and MANOY M. CHIMM, hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by

DAVID D. MERCH and CELESTE W. MARSH, 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 apand State of Oregon, described as follows, to-wit:

Lot 13, Block 2, TRACT 1009, YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee than 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'S DE

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

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 whole Consideration of Tindicale Winking 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 find day of December

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by George Schum

(If executed by a corporation, offic corporate seed)

STATE OF OREGON.

Secember 4 nally appeared the moore

Audana nancy M. Shinn

Fristia. (OFFICIAL /

Notary Public for Oregon My comerission expires: 11/16/87 STATE OF OREGON, County of

MOUNTAIN

TITLE

each for himself and not one for the other, did say that the former is the president and that the latter is the

and that the seal affixed to the foregoing instrument is the corporation, 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

George E. Shinn and Maney M. Chinn

1702 Lakeview
Klamath Falls of 97601

David D. Tarsh and Celeste W. Marsh Pt. 1 Bex 34+ W

Benanza, CR 97623

SAME AS GRANTEE

SAME AS OPANTEE

MAME ADDRESS 2 4

STATE OF OREGON.

County of

I certify that the was received for record on the day of 19

o'clock and recorded in book on page

file reel number Record of Deeds of said county

Witness my hand and seal of County altexed

Recording Officer - Deputy

MOUNTAIN TITLE COMPANY INC

SUBJECT TO:

- 1. Reservations and restrictions as contained in plat dedication, to wit: Reservations and restrictions as contained in plat dedication, "(1) Building setback lines as shown on the annexed plat: (3) A 61 foot reserve strip for future roadway purposes centered on the lot line cormon to hots 2 and 3 of Block 2. (4) One foot reserve strips (street plums) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (5) All sanitary facilities subject to the approval of the county sanitarian."
- 2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided

Dated: September 7, 1978
Recorded: October 2, 1978
Volume: MTS, page 21909. Microfilm Federals of Mamath County, Orenon Re-recorded: November 23, 1981
Volume: MS1, page 20261, Microfilm Federals of Mamath County, Orenon Amount: 16,400.00

Grantor: David L. Pellman and Lebra J. Pellman, husband and wife

Beneficiary: Elaine Mae Helmer

The beneficial interest under sail Trust Leed was assigned by instrument, Recorded: Fanuary 30, 1981 Wolume: MB1, page 1507, Microfilm Perords of Klamath County, France Re-recorded: Farch 25, 1971 Wolume: MB1, page 532-, Microfilm Perords of Klamath County, France To: U.S. Crediteorp, an Oregon corporation

The Jrantee named on the reverse <u>does</u> not agree to assume or jay the above sescribed Trust Leed and the Grantor named on the reverse agrees to hold the Grantees harmless therefrom.

3. Trust Teed, including the terms and provisions thereof, given to secure as indebtedness with interest thereon and such future advances as may be provided therein.

Latel: July 15, 1981

Fecoried: Mil, page 14037, Microfilm Records of Hlamath County, Open to

Amount: 15,203.

Grantor: Deorge E. Shinn and Manoy M. Chinn, husbani and wife Trustee: Transamerica Title Incurance Company Beceficiany: David L. Bellman and Debra C. Bellman, husband and wife

The Grantee named on the reverse $\frac{does}{does}$ not agree to assume or pay the choice described Trust Deed and the Granters named on the reverse agree to $\frac{1}{2}$ the Irantees harmless therefrom.

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

on this 17th day of December A.D. 19 84 _ o'clock _ p _ M, and du! 3:32 recorded in Vol. <u>M84</u> Deeds _cf ___

20988

EVELYN BIEHN, County Clerk By Han Lon The Doputy

Fee 9.00