

KNOW ALL MEN BY THESE PRESENTS, That LIESELOTTE JOHNSTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. DENT and KAROLYN M. ADAM, not as tenants in common, but with the right of survivor, hereinafter called 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 37, Block 125, MILLS ADDITION to the 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 and apparent upon the land, 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 \$19,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 5th day of February, 1985; 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.

Lieselotte Johnston
Lieselotte Johnston

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 5, 1985

Personally appeared the above named
Lieselotte Johnston

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

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

Lieselotte Johnston

GRANTOR'S NAME AND ADDRESS

Kenneth E. Dent & Carolyn M. Adam
72 Lone Tree Ct.
Milpitas CA 95035

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE CO. INC.

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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Personally appeared

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:

(OFFICIAL SEAL)

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.

Recording Officer

By

Deputy

SUBJECT TO:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in Deed from Klamath Korporation.
3. 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: June 12, 1975
 Recorded: June 17, 1975
 Volume: M75, page 6842, Microfilm Records of Klamath County, Oregon
 Amount: \$6,800.00
 Grantor: Linda Ann Britton, a single man
 Trustee: William Ganong, Jr.
 Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

Grantees herein do not agree to assume said Trust Deed.

4. Real Estate Contract, including the terms and provisions thereof,
 Dated: March 19, 1979
 Recorded: March 21, 1979
 Volume: M79, page 6403, Microfilm Records of Klamath County, Oregon
 Vendor: Kenneth H. Kinsman and Linda L. Kinsman, husband and wife
 Vendee: Clifford Honeycutt and Patricia Honeycutt, husband and wife
 The Vendee's interest of Clifford Honeycutt and Patricia Honeycutt was assigned by instrument,
 Dated: December 26, 1979
 Recorded: March 12, 1980
 Volume: M80, page 4686, Microfilm Records of Klamath County, Oregon
 To: Lieselotte Johnston

Grantees herein agree to assume said Contract and to pay said Contract in full.
 Grantees are aware of balloon payment wherein Contract is due and payable in full on April 19, 1989.

"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 8th day of February A.D. 19 85
 at 2:09 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 2112

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00