

KNOW ALL MEN BY THESE PRESENTS, That MARGARET ANN WOLFRAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SEBASTIAN GUTIERREZ and TERESA GUTIERREZ, husband and wife, 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:

Lots 39, 40 and 41 in Block 17, INDUSTRIAL 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, 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 \$ 28,394.05. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)

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 1st day of April, 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.

(If executed by a corporation,
affix corporate seal)

Margaret Ann Wolfram

STATE OF OREGON,

County of Klamath

ss.

4/1, 1985

Personally appeared the above named
Margaret Ann Wolfram

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

STATE OF OREGON, County of) ss.

Personally appeared) and

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:

Margaret Ann Wolfram

GRANTOR'S NAME AND ADDRESS

Sebastian Gutierrez & Teresa Gutierrez

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

MTC

NAME, ADDRESS, ZIP

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

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

By Deputy

SUBJECT TO:

City lien, in favor of City of Klamath Falls
Improvement Unit: 295, Card #38
Docketed: September 6, 1984
Amount: \$578.00 plus interest

4841

(Grantees herein agree to assume said lien and to pay said lien in full)

2. Real Estate Contract, including the terms and provisions thereof,
Dated: October 15, 1974
Recorded: March 3, 1978

Volume: M78, page 4075, Microfilm Records of Klamath County, Oregon
Vendor: Carolyn J. Senecal and Gladys M. Delap, aka Gladys M. Houge, aka Gladys M. Paup
Vendee: Clyde M. Hume and Thelma Hume, husband and wife

(Grantees as they appear on the reverse of this Deed, do NOT agree to assume said Contract)

3. Hot Water Well Agreement, including the terms and provisions thereof, as contained
in instrument recorded October 15, 1948 in Volume 226, page 5, Deed Records of Klamath
County, Oregon, and in Real Estate Contract recorded March 3, 1978 in Volume M78, page
4075, Microfilm Records of Klamath County, Oregon.

4. Real Estate Contract, including the terms and provisions thereof,

Dated: June 15, 1978

A memorandum of which was,

Recorded: June 16, 1978

Volume: M78, page 12863, Microfilm Records of Klamath County, Oregon

Vendor: Clyde M. Hume and Thelma Hume, husband and wife

Vendee: Gerald D. Wolfram and Margaret Ann Wolfram, husband and wife

The Vendee's interest under said Contract was assigned by instrument,

Recorded: June 29, 1979

Volume: M79, page 14506, Microfilm Records of Klamath County, Oregon

To: Margaret Ann Wolfram

The effect of a Quitclaim Deed between Gerald D. Wolfram, grantor and Margaret
Ann Wolfram, grantee recorded March 27, 1984 in Volume M84, page 4854, Microfilm
Records of Klamath County, Oregon.

(Grantees as they appear on the reverse of this Deed, agree to assume said Contract
and to pay said Contract 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 2nd day of April A.D. 19 85
at 4:14 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 4840

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00