

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE H. NEWHALL

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

LLOYD E. KIRCHER

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:

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

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 \$15,000.00

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 93-030.)

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 15th 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)

STATE OF OREGON,

County of Klamath

4/15, 1985

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

CLARENCE H. NEWHALL

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

CLARENCE H. NEWHALL

GRANTOR'S NAME AND ADDRESS

LLOYD E. KIRCHER

216 LEGUI
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

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

I certify that the within instrument was received for record on the day of 1985, 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

Deputy

DESCRIPTION

5427

Beginning at the iron pin which marks the Southeast corner of Lot 12 in Block 7 of LAKESIDE ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, and running thence North along the West line of Lewis Street, a distance of 80 feet to a point; thence West a distance of 45 feet to a point; thence South parallel to the West line of Lewis Street a distance of 80 feet to a point on the South line of Lot 12; thence East along the South line of Lot 12 a distance of 45 feet, more or less, to the point of beginning; said tract being portions of Lot 11 and Lot 12 in Block 7 of LAKESIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

"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 15th day of April A.D. 19 85
at 1:29 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2426

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

