

48354

ATC 28627

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Anita Dense

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to grantor paid by Dane E. Smith, D.D.S., P.C. Pension & Profit Sharing Plan, hereinafter called the grantor, for the consideration hereinafter stated, 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 Exhibit "A" Attached

(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 those listed on Exhibit "A" attached.

granted 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 \$4,945.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 29th day of April, 1985.

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 Coos

Personally appeared the above named Floyd Eastwood acting in behalf of Anita Dense by Power of Attorney and acknowledged the foregoing instrument to be H/5 voluntary act and deed.

Before me: Carol A. Stamps
Notary Public for Oregon
My commission expires 01/05/88

(OFFICIAL SEAL)

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Anita Dense

GRANTOR'S NAME AND ADDRESS

Dane E. Smith, D.D.S., P.C., Pension & Profit
Sharing Plan
3500 Cedar St.
North Bend, Or 97459

After recording return to:

Southern Oregon Mortgage, Inc.
P.O. Box 1226
Roseburg, Oregon 97470

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Coos

I certify that the within instrument was received for record on the day of April, 1985, at 10 o'clock A.M., and recorded in book/reel/volume No. 1285, page 6568, or as document/fee/file/instrument/microfilm No. 1285-6568, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

6509

The following described real property in Klamath County, Oregon:

PARCEL 1

The North 43 feet of the following described property:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

PARCEL 2

The South 82 feet of the following described property:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

TOGETHER WITH the vacated North 10 feet of Marvin Street lying adjacent to the South line of the above described property.

SUBJECT TO:

1. Unrecorded contract, including the terms and provisions thereof, dated June 14, 1982, a Memorandum of which was
 Recorded : July 20, 1982
 Book : M-82
 Page : 9214
 Vendor : Anita Dense
 Vendee : Carolyn M. Dunn and Curtis O. Dunn
 (\$13,000.00 is the amount of the contract)

The Vendee's interest thereunder was assigned:

To : Curtis O. Dunn and Craig L. Dunn, as to an undivided $\frac{1}{2}$ interest
 Recorded : December 27, 1982
 Book : M-82
 Page : 18381
 Fee # : 18725
 Re-recorded in Book : M-82
 Page : 18439
 Fee # : 18769

The Vendees interest thereunder was assigned:

To : Curtis O. Dunn and Craig L. Dunn
 Recorded : December 28, 1982
 Book : M-82
 Page : 18383

STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for record on the 2nd day of May A.D., 1985 at 10:48 o'clock A.M., and duly recorded in Vol M85, of Deeds on page 6508.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy