

KNOW ALL MEN BY THESE PRESENTS, That JO CARROL WARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. EDWARD THOMPSON and SHIRLEY A. THOMPSON, his or her undivided 1/2 interest and WILLIAM ACKERMAN and JOANNE R. ACKERMAN, husband and wife, as to an undivided 1/2 interest, 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 3 in Block 3 of HOT SPRINGS 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.

"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."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those 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 \$ 38,499.39

~~However, the actual consideration consists of or includes other property or value given or proposed which is the whole or part of the consideration indicated which is (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 21st day of May, 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.

JO CARROL WARD

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

May 21, 1985

Personally appeared the above named

JO CARROL WARD

and acknowledged the foregoing instru-

ment to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1985

ss.

Personally appeared

and

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)

Jo Carol Ward  
6353 Patterson St.  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Edward & Shirley Thompson and William & Joanne Ackerman  
216 Michigan  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-

ment 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. City water and sewer use charges, if any, due to the City of Klamath Falls.
2. Deed of Trust, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,  
 Dated: January 30, 1978  
 Recorded: January 31, 1978  
 Volume: M78, page 1862, Microfilm Records of Klamath County, Oregon  
 Amount: \$22,000.00  
 Grantor: Virginia B. Camery  
 Trustee: D. L. Hoots  
 Beneficiary: Security Savings and Loan Association

Assignment of Beneficial interest of Security Savings & Loan Association in Trust Deeds and Mortgages as conveyed by instrument,  
 Dated: May 22, 1981  
 Recorded: May 29, 1981

Volume: M81, page 9603, Microfilm Records of Klamath County, Oregon  
 To: American Savings and Loan Association, a Utah Savings and Loan Association

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: August 20, 1979  
 Recorded: August 29, 1979  
 Volume: M79, page 20632, Microfilm Records of Klamath County, Oregon  
 Amount: \$40,000.00  
 Grantor: Jo Carrol Ward, a single woman  
 Trustee: Transamerica Title Insurance Company  
 Beneficiary: Virginia B. Camery

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON,  
 County of Klamath )

Filed for record at request of

on this 23rd day of May A.D. 19 85  
 at 8:36 o'clock A M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 7658

**EVELYN BIEHN, County Clerk**

By [Signature] Deputy

Fee \$9.00