

This Indenture Witnesseth, <sup>M72-15105</sup> THAT MARY ELLEN BAIR,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto THEODORE E. MARR and DONNA L. MARR, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 7 in Block 2 of TRACT NO. 1091--LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: City water and sewer use charges, if any, due to the City of Klamath Falls; Reservations, restrictions and easements as contained in plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 20, 1973, in Vol. M73 at page 9383 and amended by instrument recorded June 9, 1976 in Vol. M76 at page 8487 and Petition for Amendment recorded Sept. 13, 1977, in Vol. M77 at page 17034, all in Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

NOTE: 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 24th day of June 1985.  
Mary Ellen Bair (SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 24, 19 85  
 Personally appeared the above named Mary Ellen Bair

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

Before me:

Darlene J. Tucker  
 Notary Public for Oregon  
 My commission expires 6-16-88

After recording return to:

Klamath Falls First Fed  
540 Main St  
K Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Same

From the Office of  
 WILLIAM L. SISEMORE  
 First Federal Bldg.  
 540 Main Street  
 Klamath Falls, Oregon 97601

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 26th day of June, 19 85, at 3:24 o'clock P. M., and recorded in book M85 on page 9809 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Pam Smith

Deputy