

MIT-151531
 KNOW ALL MEN BY THESE PRESENTS, That

Phyllis R. May

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Tyrholm and Leila S. Tyrholm, 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 5 and 6 in Block 30, of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, 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 set forth on the reverse of this deed, or 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 \$ 85,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See ORS 91.030.)

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 9th day of July, 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)

Phyllis R. May
 Phyllis R. May

STATE OF OREGON,

County of Klamath

July 9th, 1985 ss.

Personally appeared the above named

Phyllis R. May

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

Before me: [Signature]
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of) 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Phyllis R. May

1855 Calhoun

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John W. Tyrholm and Leila S. Tyrholm

P.O. Box 548

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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

10750

Subject to;

1. City liens, sewer or water uses, if any, due to the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated: September 8, 1966
 Recorded September 26, 1966
 Volume M66, page 9517, 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . Mountain Title
 this 11 day of July A. D. 1985 at 11:57 o'clock A. M., and
 duly recorded in Vol. M85, of Deeds on Page 10749
 fee 9.00

EVELYN BIEHN, County Clerk
 By Bernetha A. Deloch