

and wife,
hereinafter known as grantors for the consideration hereinafter recited,
ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto
KATHY J. McGRATH,
her heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lot 2, Block 32, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS
in the County of Klamath, State of Oregon; EXCEPTING THEREFROM
the West 75 feet of said Lot.

SUBJECT TO: Taxes for 1985-86 which are now a lien but not yet
payable; Conditions and restrictions as shown on the recorded plat
of Hillside Addition; Regulations, including levies, liens and
utility assessments of the City of Klamath Falls; 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 plan-
ning department to verify approved uses.

The true and actual consideration for this transfer is \$ 35,800.00 ~~Being~~

The foregoing recitation of consideration is true as I verily believe.

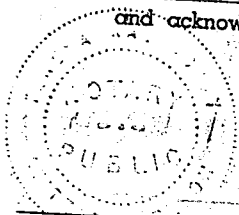
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
her heirs and assigns forever. And the said grantors do hereby covenant to and with the said
grantee, her heirs and assigns, that they are the owners in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that they will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 1st day of August 19 85.

✓ Curtis R. Bakker (SEAL) _____ (SEAL)
✓ Carol R. Bakker (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath ss. _____ August 3, 1985
Personally appeared the above named CURTIS R. BAKKER and CAROL R. BAKKER,
husband and wife,

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



Before me:

Evelyn Biehn Dewdney

Notary Public for Oregon.

My commission expires 6-30-89

After recording return to:

Klamath 1st Federal S&R
540 Main St
Klamath Falls, OR 97601

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

Same as above

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was re-
ceived for record on the 6th day of August,
1985, at 11:03 o'clock A. M., and recorded in book
M85 on page 12391 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By Pam Smith

Fee: \$5.00

Deputy

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

85 AUG 5 AM 11 03