

ATC-2-29485 EO

56478

KNOW ALL MEN BY THESE PRESENTS, That Jeneane M. Jones Vol. M85 Page 20539

to grantor paid by William S. and Florence R. Oppelt, 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:

lot 1 in Block 13 FIRST ADDITION TO CITY OF KLAMATH FALLS, and the Northeasterly rectangular 10 feet of lot 2 adjoining lot 1 in block 13, FIRST ADDITION TO CITY OF KLAMATH FALLS, Klamath County, Oregon.

(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 for the first mortgage at Klamath First Federal Savings and Loan which the Oppelts are assuming.

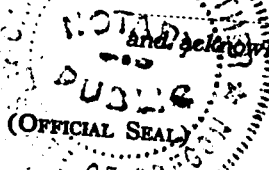
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 16 day of December 19 85

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath ss. Personally appeared the above named Jeneane M. Jones



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

Before me: Carol Starkweather Notary Public for Oregon My commission expires 3-1-87

Jeneane M. Jones
Rt. 3 Box 376
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
William S. & Florence R. Oppelt
P.O. Box 716
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

William S. & Florence R. Oppelt
P.O. Box 716
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

William S. & Florence R. Oppelt
P.O. Box 716
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON
County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of December, 19 85 at 11:08 o'clock A.M., and recorded in book/reel/volume M85, on page 20539 or as fee/tile/instrument/microfilm/reception No. 56478, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By P. Smith Deputy

Fee: \$5.00