

OLD DEED ALL MEN BY THESE PRESENTS, That WARREN C. JIMERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. JIMERSON, 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 26 in Block 125, MILLS 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 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$ 30,500.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 30th day of December, 1985; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

Warren C. Jimerson as attorney-in-fact
WARREN C. JIMERSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 1985

STATE OF OREGON, County of _____, 1985

Personally appeared the above named ROBERT W. JIMERSON as attorney-in-fact for WARREN C. JIMERSON.

Personally appeared _____ 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 _____

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

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.

Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires:

Warren C. Jimerson
2515 Orchard
Klamath Falls, OR 97601

Robert W. Jimerson
2515 Orchard
Klamath Falls, OR 97601

After recording return to
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Send a change in requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 1985
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/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

SUBJECT TO:

1. Reservations and restrictions as contained in Deed recorded October 8, 1930, in Volume 93 at page 127, Klamath Korporation as grantor and E.M. Chilcote, et al, grantee.
2. Subject to a strip of land 15 feet side on each side of the "B" Lateral ditch as set forth on the subdivision plat of Block 125, MILLS ADDITION. (Affects the Northeasterly portion of Lot 26).
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 Dated: March 4, 1980
 Recorded: March 5, 1980
 Volume: 480, page 4159, Microfilm Records of Klamath County, Oregon
 Amount: \$44,000.00
 Mortgagor: Mirton M. Vorheis and Genevieve F. Vorheis, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P33341)

The Grantee herein hereby agrees to assume and pay the above described Mortgage as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 31st day
 of December A.D. 19 85 at 9:16 o'clock A.M., and duly recorded in Vol. 485
 of Deeds on Page 21239

FEE \$9.00

Evelyn Biehn, County Clerk
 By *[Signature]*

Unofficial Copy