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KNOW ALL MEN BY THESE PRESENTS, That JEFFREY CLAY RINGULET and TRENNA FAY

RINGULET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT EARL RINGULET, 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, State of Oregon, described as follows, to-wit:

Lot 7, Block 15, EWAUNA HEIGHTS 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.



# 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 shown on the reverse of this deed and those of record and 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 \$ 19,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 30 day of January, 1986 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)

Jeffrey Clay Ringulet

Trenna Fay Ringulet

STATE OF OREGON,  
County of Lake  
1/30, 1986

STATE OF OREGON, County of Lake  
January 30, 1986  
Personally appeared

Personally appeared the above named  
Jeffrey Clay Ringulet and  
Trenna Fay Ringulet  
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 the 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:

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11/14/88

JEFFREY CLAY RINGULET & TRENNA FAY RINGULET  
GRANTOR'S NAME AND ADDRESS  
ROBERT EARL RINGULET  
114 Lincoln  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
GRANTEE  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
GRANTEE  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of  
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 attixed.

By Recording Officer Deputy

**SUBJECT TO:**

1. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 5, 1978 (as it appears on Trust Deed)  
Recorded: December 8, 1977

Volume: M77, page 23657, Microfilm Records of Klamath County, Oregon  
Amount: \$10,200.00

Grantor: James L. Huntsman & Cynthia R. Huntsman, husband and wife  
Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association

The grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and further agrees to hold sellers harmless therefrom.

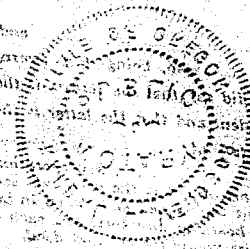
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February A.D. 19 86 at 11:05 o'clock A M., and duly recorded in Vol. M86 of Deeds on Page 2071

FEE \$9.00

Evelyn Biehn County Clerk  
By *Bernetha J. Helch*



STATE OF OREGON  
COUNTY OF KLAMATH  
I, Evelyn Biehn, Notary Public for said County, do hereby certify that the foregoing instrument was duly recorded in my office on the 8th day of February, A.D. 1986, at 11:05 o'clock A M., and the same is now a part of the public records of said County.

Notary Public  
Evelyn Biehn

RECORDED  
INDEXED  
FILED  
CLERK'S OFFICE  
KLAMATH COUNTY, OREGON  
FEB 11 1986