

KNOW ALL MEN BY THESE PRESENTS, That HARRY A. CROSBY and HELEN P. CROSBY,

husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RANDALL D. SIGMUND and MARLETT K. SIGMUND, husband and wife
the grantees, do 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 4 and
Lot 6, Block 77, BUENA VISTA ADDITION, 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 -

(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 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 \$ 40,000.00

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 19th day of March, 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)

STATE OF OREGON } ss.
County of Klamath }
March 19, 1986

Personally appeared the above named
HARRY A. CROSBY and HELEN P. CROSBY,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Kristi L. Reed
Notary Public for Oregon
My commission expires: 11/16/87

HARRY A. CROSBY
HELEN P. CROSBY
STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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:
Notary Public for Oregon
My commission expires:

Harry A. Crosby & Helen P. Crosby
398 Hillside
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Randall D. Sigmund & Marlett K. Sigmund
1845 West Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

SAVE AS GRANTEE
NAME, ADDRESS, ZIP
SAVE AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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 affixed.

Recording Officer
By _____ Deputy

- continued from the reverse side of this deed -

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: January 16, 1984
 Recorded: January 21, 1984
 Volume: M84, page 1113, Microfilm Records of Klamath County, Oregon
 Amount: \$30,000.00
 Grantor: Harry A. Crosby and Helen P. Crosby
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees named on the reverse do not agree to assume nor pay the above described Trust Deed and the Grantors have agreed to hold Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 20th day
 of _____ March _____ A.D., 19 86 at 1:19 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 4617.

FEES \$14.00

Evelyn Biehn, County Clerk
 By *[Signature]*

