

KNOW ALL MEN BY THESE PRESENTS, That NEVA M. BRASHEAR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

SHAFON MC NAUGHTON

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: The central 36 feet and 8 inches of Lots 6 and 7, Block 9 of 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, more particularly described as follows:

Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8 inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less to the place of beginning.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY

"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."

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

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 \$ 29,700.00

~~WHEREBY THE SIGNED GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT SUBJECT TO ANY OTHER INTEREST OR ENCUMBRANCE OF ANY KIND OR CHARACTER, AND THAT THE SIGNED GRANTEE IS NOT AWARE OF ANY SUCH INTEREST OR ENCUMBRANCE.~~ (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 2nd day of April, 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.

Neva M. Brashear  
NEVA M. BRASHEAR

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath, )  
April 2, 1986.  
Personally appeared the above named  
NEVA M. BRASHEAR

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
1986.

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

a 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:

Neva M. Brashear  
4108 Greensprings Dr.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Sharon McNaughton  
1815 Van Ness  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS ZIP

Until such time as requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of ) ss.

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
Deputy

By

- 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: May 3, 1979

Recorded: November 7, 1979

Volume: M79, page 10322, Microfilm Records of Klamath County, Oregon

Amount: \$29,300.00

Grantor: Orville DeVaul and Nancy DeVaul, husband and wife

Trustee: Transamerica Title Insurance

Beneficiary: First National Bank of Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 3rd day  
of April A.D., 19 86 at 3:07 o'clock P M., and duly recorded in Vol. M86,  
of Deeds on Page 5547.

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

*[Signature]*