

KNOW ALL MEN BY THESE PRESENTS, That TRI-M BUILDERS, an assumed business name

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY G. BRACE, 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:

See legal description as it appears on the reverse 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 shown on the reverse of this deed and those of record and apparent upon the land and that 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 \$ 9,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10th day of April, 19 86, 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.

TRI-M BUILDERS

By: Charles E. Monschein

By: David M. Monschein

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

4/10, 19 86

Personally appeared the above named
Charles E. Monschein &
David M. Monschein

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

Before me:

Camela Spruce

Notary Public for Oregon

My commission expires: 8/16/88

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 _____

_____, 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 be-
half 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:

TRI-M BUILDERS

GRANTOR'S NAME AND ADDRESS

JEFFREY G. BRACE

4427 BISBEE

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19 _____,

at _____ o'clock M., and recorded
in book _____ on page _____ or as

SPACE RESERVED
FOR
RECORDER'S USE

file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By

Deputy

Beginning at the most Westerly corner of Lot 14, Block 53 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southeasterly along the Easterly line of Michigan Avenue, 26°3"; thence Northeasterly at right angles to said Michigan Avenue, 60'; thence Northwesterly and parallel with said Michigan Avenue, 26°3"; thence Southwesterly at right angles to said Michigan Avenue 60 feet, to the point of beginning, and being a part of Lots 13 and 14 of said Block and Addition.

EXCEPTING THEREFROM the following:

A strip of land situated in Lots 13 and 14 of Block 53 of SECOND HOT SPRINGS ADDITION THE CITY OF KLAMATH FALLS, OREGON, and being a portion of that property described in Volume M78 at page 18382, Records of Klamath County, Oregon, said strip being more particularly described as follows:

Beginning at the most Southerly corner of the above described property which point bears Southeasterly along the Easterly line of Michigan Avenue a distance of 26.25 feet from the Northwesterly corner of Lot 14; thence Northwesterly along said Easterly line of Michigan Avenue a distance of 2.20 feet; thence North 56°56' East along a line and the extension thereof, and at right angles to Michigan Avenue a distance of 44.60 feet to a point; thence Southeasterly, parallel with Michigan Avenue, a distance of 1.30 feet; thence Northeasterly at right angles to Michigan Avenue a distance of 15.40 feet to the Easterly line of said property described in Volume M78 at page 18383; thence Southeasterly along said Easterly line 0.90 feet to the Southeasterly corner thereof; thence South 56°56' West along the Southerly line of said described property a distance of 60.00 feet to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:
 "That the streets, boulevards and alleys in said addition are hereby dedicated to public use. Excepting however the reservation from such dedication that said Hot Springs Improvement Company and its successors and assigns shall have the right forever to prevent and prohibit the driving of herds of live animals or loose stock on the certain street in said addition known and called Esplanade and to prevent heavy trucks, freight wagons and all vehicles used for hauling, transporting or conveying heavy loads from being used or driven on said street. Also save, excepting and reserving out of said dedication unto said Hot Springs Improvement Company, it's successors and assigns the right to build, construct, operate street car lines on, through and over all streets and alleys in said Hot Springs Second Addition to Klamath Falls for all time to come. Likewise, save, excepting and reserving out of said dedication to said Hot Springs Improvement Company it's successors and assigns the right to construct sewer, water, gas, telephone and electric light wires and the free and unobstructed use of the streets and alleys in said Hot Springs Addition for the purpose of excavating and laying therein sewer mains and pipes or erecting poles for such purposes. Also save, excepting and reserving unto said Hot Springs Improvement Company it's successors and assigns the right to prevent or prohibit telephone or electric lights or other poles from being placed or strings or poles or otherwise on and along any street of said Addition when it is possible to place or string such wires on or along an alley."
2. Subject to the terms and provisions of that certain Decree of Adverse Possession, wherein Marie Lavon Wade is the Plaintiff and Wm. E. Dwyer and Helen H. Dwyer and Daniel T. Lindsey are the defendants. Dated August 14, 1981, in Case No. 80-1380
3. 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 29, 1983
 Recorded: January 5, 1984
 Volume: M84, page 280, Microfilm Records of Klamath County, Oregon
 Amount: \$8,200.00
 Grantor: Tri-M Builders, a partnership
 Trustee: William L. Sisemore
 Beneficiary: Certified Mortgage Co., an Oregon corporation

(continued)

3. (continued)

The beneficial interest of Certified Mortgage Co., an Oregon corporation under said Trust Deed was assigned by instrument of Assignment of Trust Deed by beneficiary of his successor in interest,

Dated: December 29, 1983

Recorded: January 5, 1984

Volume: M84, page 283, Microfilm Records of Klamath County, Oregon

From: Certified Mortgage Co., an Oregon corporation

To: Kenneth B. McMahan and Aleta E. McMahan, as joint tenants

The beneficial interest of Kenneth B. McMahan and Aleta E. McMahan, as joint tenants with right of survivorship under said Trust Deed was assigned by instrument of Assignment of Trust Deed by Beneficiary or his successor in interest,

Dated: March 11, 1985

Recorded: March 13, 1985

Volume: M85, page 3714, Microfilm Records of Klamath County, Oregon

From: Kenneth B. McMahan and Aleta E. McMahan

To: Certified Mortgage Company, an Oregon corporation

The beneficial interest of Certified Mortgage Co., an Oregon corporation, under said Trust Deed was assigned by instrument of Assignment of Trust Deed by beneficiary or his successor in interest,

Dated: April 29, 1985

Recorded: August 7, 1985

Volume: M85, page 12498, Microfilm Records of Klamath County, Oregon

From: Certified Mortgage Company, an Oregon corporation

To: James B. Brunschmid or Yoshiko Brunschmid, husband and wife

THE GRANTEE HEREIN AGREES TO ASSUME SAID TRUST DEED AND TO PAY SAID TRUST DEED IN FULL, AND FURTHER AGREES TO HOLD SELLER HARMLESS THEREFROM.

4. An encroachment over the Easterly lot line as shown on County Survey No. 3267.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of April A.D., 19 86 at 11:56 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 6268.

FEE \$18.00

Evelyn Biehn, County Clerk
By [Signature]