

61148

KNOW ALL MEN BY THESE PRESENTS, That STEVE & LONI GATES, INC., dba DESCHUTES INVESTMENT & LOAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD M. GINTER and ELNA M. GINTER, husband and wife, 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 9, Block 2, FAIRVIEW 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.

SUBJECT TO:
 1. Taxes for the fiscal year 1985-1986, due and payable. Account No.: 3809-29DB-9500
 2. Real Estate Contract, including the terms and provisions thereof,
 Dated: October 14, 1980
 Recorded: October 16, 1980
 Volume: M80, page 20188, Microfilm Records of Klamath County, Oregon
 Vendor: Lee Michael Cheyne and Mary Edna Cheyne, husband and wife
 Vendee: Charles W. Roller and Kay Roller, husband and wife

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 above and those of record and 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 \$ 11,870.00 and that ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 5th day of May, 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,

County of _____ ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STEVE & LONI GATES, INC., dba Deschutes Investment & Loan
 By: Stephen L. Gates, President

By: Maria-Ilona Gates, Secretary
 STATE OF OREGON, County of Deschutes) ss.
 5/5, 1986

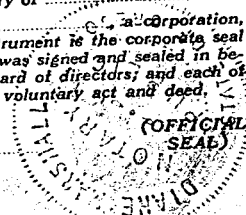
Personally appeared Stephen L. Gates and Maria-Ilona Gates who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Steve & Loni Gates, Inc. 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:

Notary Public for Oregon

My commission expires: 6-27-87



Steve & Loni Gates, Inc., dba Deschutes Investment & Loan

GRANTOR'S NAME AND ADDRESS

Lloyd M. Ginter and Elna M. Ginter
 P.O. Box 71
 Christmas Valley, OR 97641

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.

No change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of May, 1986, at 1:50 o'clock P.M., and recorded in book M86 on page 7909 or as file/reel number 61148, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 By Pam Smith, Deputy

Fee: \$10.00