

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES S. GLIDDEN, 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 West 35 feet of Lot 21 and the East 10 feet of Lot 20, also the West 35 feet of Lot 12 and the East 10 feet of Lot 13. Also that portion of vacated alley lying between said portion of Lots 21 and 20 and said portions of Lots 12 and 13 in Roselawn, Subdivision of Block 70 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- 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 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 \$ 25,996.38. However, the actual consideration considered for purposes of recording shall be the amount of cash actually received by the grantee. (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 30th day of June, 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)

Joe M. Glidden  
JOE M. GLIDDEN

STATE OF OREGON, ) ss.  
County of Klamath )  
June 30 19 86.  
Personally appeared who above named  
JOE M. GLIDDEN

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

Before me:  
*Christine L. Redd*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
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:

Joe M. Glidden  
625 Roseway Drive  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Charles S. Glidden & Pauline J. Glidden  
113 High Street  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

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/roll number. Record of Deeds of said county. Witness my hand and seal of County affixed.  
By Recording Officer Deputy

DEED 2008 3- continued from the reverse side of this deed -

11435

SUBJECT TO:

1. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded April 18, 1927, in Volume 75, page 399, Records of Klamath County, Oregon.
2. Reservations, including the terms and provisions thereof, in vacation ordinance No. 4326, recorded in Volume 228, page 58, Deed Records of Klamath County, Oregon.
3. Easement for existing public utilities in vacated alley area and the conditions imposed thereby, reserved by vacating order entered in Volume 228, page 58, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,  
Dated: November 17, 1977  
Recorded: November 17, 1977  
Volume: M77, page 22440, Microfilm Records of Klamath County, Oregon  
Amount: \$28,500.00  
Mortgagor: Donald R. Hoisington and Patricia A. Hoisington, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D. 19 86 at 9:02 o'clock A M., and duly recorded in Vol. M86 day  
of Deeds on Page 11434

FEE \$9.00

Evelyn Biehn, County Clerk  
By [Signature]