

KNOW ALL MEN BY THESE PRESENTS, That LYDIA GENTRY, co-personal representative

of the Estate of Hattie Gay, Deceased

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAN J. CLARK

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 6 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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, 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 \$ 58,650.00

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 27th day of June, 1986; 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.

Lydia Gentry
Lydia Gentry, co-personal representative

of the Estate of Hattie Gay, deceased

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

6/27, 1986

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 _____

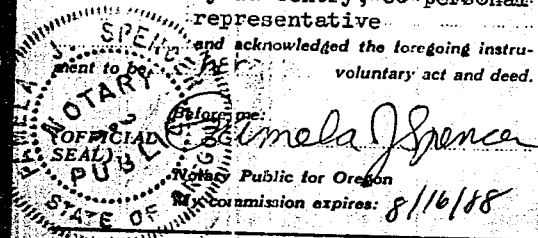
_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



LYDIA GENTRY

GRANTOR'S NAME AND ADDRESS

JAN J. CLARK

3318 N. 16th

Arlington, VA 22201

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 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

Deputy

By _____

SUBJECT TO:

11640

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Reservations as contained in plat dedication, to wit:
"(1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed map; (2) Building setback lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. Subject to a 20 foot building setback from Shawna Court as shown on dedicated plat.
4. Subject to an 8 foot utility easement along East, West and South lot lines as shown on dedicated plat.
5. 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: October 8, 1970
Recorded: October 8, 1970
Volume: M70, page 9055, Microfilm Records of Klamath County, Oregon
Amount: \$14,900.00
Mortgagor: Adolphus N. Williams and Nance E. Williams, husband and wife
Mortgagee: First Federal Savings and Loan Association of Klamath Falls, a Federal corporation

The Grantee appearing on the reverse of this deed agrees to assume said Mortgage and to pay said Mortgage in full, and further agrees to hold seller harmless therefrom.

6. Second 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: No date given
Recorded: October 26, 1983
Volume: M83, page 18525, Microfilm Records of Klamath County, Oregon
Amount: \$32,638.54
Grantor: Lydia Gentry and Hattie Gay, two single persons
Trustee: Transamerica Title Insurance Company
Beneficiary: Estate of Adolphus N. Williams

The Grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full and further agrees to hold seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D. 19 86 at 11:57 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 11639

FEE \$14.00

Evelyn Biehn County Clerk
By Bernetha H. Hetch