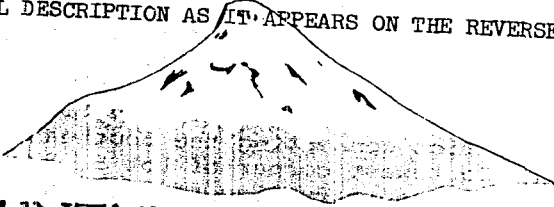


64624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY F. GARNER and DOROTHY GARNER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAMILLE M. OSTERBERG and DARVIN L. OATMAN, as tenants in common 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, 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 \$ 6,400.00

However, the above consideration consists of or includes other property or value given or promised which is the whole 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 7th day of August, 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.

Harry F. Garner

Dorothy Garner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath Aug 7, 1986.

Personally appeared the above named HARRY F. GARNER & DOROTHY GARNER

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

NOTARY PUBLIC for Oregon My commission expires: 9-26-87

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: Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

HARRY F. & DOROTHY GARNER

GRANTOR'S NAME AND ADDRESS

CAMILLE M. OSTERBERG & DARVIN L. OATMAN P. O. Box 183, Crescent, OR 97733

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 1986, 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.

By Recording Officer Deputy

14116

Lots 4, 5 and 6, Block 1, and the East one-half of vacated alley lying adjacent to lots 4, 5, and 6 Block 1 extended to center of vacated Iona Street; also Lots 5 and 6, Block 2; also South one-half of vacated Iona Street running from extended center line of said vacated alley in Block 1, Southeasterly to the boundary line of Crescent townsite; also all of vacated First Street running from an imaginary line connecting the Southeast corner of Lot 4, Block 1, and the Southwest corner of Lot 5, Block 2, thence Northeasterly to the boundary line of Crescent townsite. All of said property being situated in the townsite of Crescent, Oregon, according to the Official Plat of said townsite on file in the office of the County Clerk, Klamath County, Oregon.

RESERVING A 30 FOOT EASEMENT FROM EXISTING ACCESS AND ALONG EASTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Easement for existing public utilities in vacated street area, and the conditions imposed thereby, if any.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D. 19 86 at 12:03 o'clock P M., and duly recorded in Vol. _____ the 11th day
of _____ Deeds on Page 14115 886

FEE \$14.00

Evelyn Blehn, County Clerk
By [Signature]

