

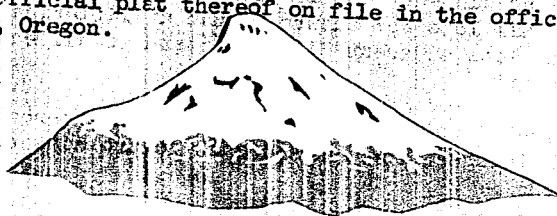
64831

MTC-10823-1

KNOW ALL MEN BY THESE PRESENTS, That MERVIN C. HILEY and LEONA M. HILEY, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL LOUIS PERKINS and ROBIN LYNN PERKINS, 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 56, Block 32, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 50,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is 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 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.

(If executed by a corporation, affix corporate seal)

Mervin C. Hiley
Leona M. Hiley

STATE OF OREGON,
County of TULAMASK } ss.
Aug 5, 1986.

Personally appeared the above named
Mervin C. Hiley & Leona M. Hiley

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

Notary Public for Oregon
My commission expires 12-2-87

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 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mervin C. & Leona M. Hiley

GRANTOR'S NAME AND ADDRESS

Paul Louis Perkins & Robin Lynn Perkins

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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.

Recording Officer

By _____ Deputy

14494

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Reservations as contained in plat dedication, to wit:
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."
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: September 9, 1977
Recorded: September 26, 1977
Volume: M77, page 18060, Microfilm Records of Klamath County, Oregon
Amount: \$31,600.00
Grantor: Marvin C. Hiley and Leona M. Hiley, husband and wife
Trustee: William L. Sisenore
Beneficiary: Klamath First Federal Savings and Loan Association

THE GRANTEEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID TRUST DEED AND TO PAY SAID TRUST DEED IN FULL, AND FURTHER AGREE TO HOLD SELLERS HARMLESS THEREFROM.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 15th day of August A.D., 19 86
at 11:59 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 14493
Evelyn Biehn, County Clerk
By [Signature]
Fec. \$14.00 Deputy.

