

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. VAN AUDALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK DAVID KAICHEN and JANE MARIE KAICHEN, husband and wife, hereinafter called the grantees, 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 Southwest quarter of the Southwest quarter, Section 29, Township 37, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 1986-87 real property taxes, a lien not yet payable, conditions, restrictions, regulations, reservations, easements, and right of ways of record.

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 \$55,150.00.

~~However, the actual 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 15 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.

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.

John M. Van Audall

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, )  
County of Jackson ) ss.  
August 15, 1986.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

Van Audall  
156 Third St.  
Ashland, Or. 97520  
GRANTOR'S NAME AND ADDRESS

Kaichen  
HC 52 Box 571  
Coos Bay, Oregon 97420  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Escrow  
820 Crater Lake Ave. Suite 101  
Medford, Ore. 97504  
NAME, ADDRESS, ZIP

Should a change be requested all tax statements shall be sent to the following address.

Kaichen  
HC 52 Box 571  
Coos Bay, Oregon 975420  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 19th day of August, 1986, at 12:02 o'clock P. M., and recorded in book/reel/volume No. N86 on page 14849 or as fee/file/instrument/microfilm/reception No. 64981, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Sam Smith Deputy

Fee: \$10.00