

KNOW ALL MEN BY THESE PRESENTS, That FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BRUCE D. LOGEMANN and SHERRI L. LOGEMANN, 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:

The North 40 feet of the West 60 feet of Lot 5 and the West 50 feet of Lot 6, Block 2, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 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 none given, recorded July 9, 1970, in Volume M70, page 5603, Microfilm Records of Klamath County, Oregon, in the amount of \$15,300, wherein John Arthur Phillips and Olivia E. Phillips, husband and wife, are Mortgagors and State of Oregon, represented and acting by and through the Director of Veterans' Affairs, are Mortgagees. The Grantees herein do not agree to assume nor pay this Mortgage and the Grantors herein agree to hold the Grantee harmless therefrom.

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 those of record, those described above, 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 \$ 39,900.00

Whereof the said consideration consists of cash or money, other property or value given or promised by the grantee to the grantor. (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 28th 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)

STATE OF OREGON

County of Klamath

August 28, 1986

Personally appeared the above named FRANK M. PEDERSEN and BARRIE G. PEDERSEN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

FRANK M. PEDERSEN

BARRIE G. PEDERSEN

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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:

Frank M. Pedersen & Barrie G. Pedersen
2942 Summers Lane
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Bruce D. Logemann & Sherri L. Logemann
Rural Rt. 2 Box 74
Burt, Iowa 50522

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.

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of September, 1986, at 3:33 o'clock P. M., and recorded in book M86 on page 16522 or as file/reel number 65908, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By Sam Smith Deputy