

KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH BARKEY FRASER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER R. SPIRES II and DIANNE E. SPIRES, husband and wife, 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 Southeasterly 50 feet of Lot 1 in Block 47 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a parcel 50 feet wide along Fifth Street and 53.2 feet deep at right angles to said Fifth Street.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 as above set forth

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 \$ 17,000.00

~~Whereby the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the sentence between the symbols @ is 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 28 day of June, 1977; 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.

Elizabeth Barkey Fraser

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
June 28, 1977

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

Personally appeared the above named ELIZABETH BARKEY FRASER

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

_____, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 8-5-79

My commission expires:

Elizabeth Barkey Fraser

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of September, 1986, at 1:35 o'clock P.M., and recorded in book M86 on page 17190 or as file/reel number 66296, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By Ann Smith Deputy

GRANTOR'S NAME AND ADDRESS

Oliver R. Spires II & Dianne E. Spires

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFF&L (main)
540 Main
KFF

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE