

KNOW ALL MEN BY THESE PRESENTS, That GERTRUDE M. FEARS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHANN KLEIN and BELVA KLEIN, 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 4, Block 2, TRACT 1009, YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those of record and the 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 December 8, 1981, and recorded on December 8, 1981, in Volume M81, page 21091, Microfilm Records of Klamath County, Oregon, between Milliard H. Fears and Gertrude M. Fears, husband and wife, as Mortgagors and State of Oregon, represented by the Department of Veterans' Affairs, as Mortgagees. The Grantees named above agree to assume and pay in full the above described Mortgage.

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 all those of record, those set forth 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 \$ 27,141.42. 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 17th day of October, 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.

Gertrude M. Fears
GERTRUDE M. FEARS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

October 17, 1986.

Personally appeared the above named

GERTRUDE M. FEARS

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.

, 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

_____ 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

half 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:

Gertrude M. Fears

2805 Lemmon Tree Lane
Plano, TX 75074

GRANTOR'S NAME AND ADDRESS

Johann Klein & Belva Klein

5420 Maryland

Klamath Falls, OR 97603

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.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of October, 1986, at 2:47 o'clock P. M., and recorded in book N86 on page 18968 or as file/reel number 67217.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Sam Smith* Deputy

Fee; \$10.00