

KNOW ALL MEN BY THESE PRESENTS, That GEORGE T. BRYANT and DIANA R. BRYANT,

husband and wife

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

VERN H. MC DONALD

, 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:

7, Block 63, NICHOLS 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.

- continued on the reverse side of this deed -

## 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 stated on the reverse side of this deed 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 \$ 15,000.00

~~RESERVED, THE GRANTOR COVENANTS TO HOLD AND DEFEND THE FOREGOING PROPERTY AGAINST ALL CLAIMS OF ANY PERSON WHO MAY CLAIM AN INTEREST IN THE SAME BY REASON OF THE GRANTOR'S DEED OR OTHERWISE. (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 20th 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF VIRGINIA } ss.  
CITY of VA. Beach }  
County of }  
October 20th, 1986

STATE OF ALABAMA } ss.  
County of Baldwin }  
October 24, 1986

Personally appeared the above named  
GEORGE T. BRYANT and DIANA R. BRYANT

Personally appeared George T. Bryant and  
acknowledged the foregoing instrument

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

to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed by

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.

Notary Public for Alabama

My commission expires: 9-21-88

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Patricia L Rice  
Notary Public for Oregon VIRGINIA  
My commission expires: 2/17/90

George T. Bryant & Diana R. Bryant  
5200 Pleasant Hall Drive  
Virginia Beach, Virginia 23464

GRANTOR'S NAME AND ADDRESS

Vern H. McDonald  
305 2nd Street, P.O. Box G  
Myrtle Creek, OR 97457

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, } ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,

at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Real Estate Contract, including the terms and provisions thereof,  
 Dated: January 15, 1979  
 Recorded: January 25, 1979  
 Volume: M79, page 2176, Microfilm Records of Klamath County, Oregon  
 Amount: \$9,500.00  
 Vendor: Patricia Wilson, the duly appointed Conservator for Minnie J. Walker, Guardianship No. 78-83  
 Vendee: I. V. Smirnov and Irene Smirnov, husband and wife, and Frank Jakubowski and Danni Jakubowski, husband and wife

The Vendor's interest of Patricia Wilson, the duly appointed Conservator for Minnie J. Walker, Guardianship No. 78-83 in said Real Estate Contract was assigned by instrument,

Dated: March 6, 1980

Recorded: March 10, 1980

Volume: M80, page 4576, Microfilm Records of Klamath County, Oregon

To: Oregon State Land Board

The Vendor's interest of Oregon State Land Board in said Real Estate Contract was assigned by instrument,

Dated: October 30, 1980

Recorded: November 10, 1980

Volume: M80, page 21816, Microfilm Records of Klamath County, Oregon

To: Alexander T. Bishop, Substitute Administrator to the Estate of Minnie Walker, deceased

The Vendor's interest of Alexander T. Bishop, Substitute Administrator to the Estate of Minnie Walker, deceased, in said Real Estate Contract was assigned by instrument,

Dated: December 1, 1980

Recorded: December 12, 1980

Volume: M80, page 24078, Microfilm Records of Klamath County, Oregon

To: Certified Mortgage Company, an Oregon corporation

The vendor's interest of Certified Mortgage Company, an Oregon corporation in said Real Estate Contract was assigned by instrument,

Dated: December 4, 1980

Recorded: December 12, 1980

Volume: M80, page 24079, Microfilm Records of Klamath County, Oregon

To: Nancy S. Ostrom

The vendee's interest of Frank Jakubowski and Danni Jakubowski, husband and wife and I.V. Smirnov and Irene Smirnov, husband and wife, in said Real Estate Contract was assigned by instrument,

Dated: December 1, 1980

Recorded: January 7, 1981

Volume: M81, page 231, Microfilm Records of Klamath County, Oregon

To: George T. Bryant and Diana R. Bryant, husband and wife

The Grantee named on the reverse side of this deed do not agree to assume nor pay the above described Real Estate Contract and the Grantors named on the reverse agreed to hold the Grantee harmless therefrom.

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

on this 27th day of Oct. A.D., 19 86  
 at 1:43 o'clock P M. and duly recorded  
 in Vol. M86 of Deeds Page 19459

Evelyn Biehn, County Clerk

By

Deputy.

Fee, \$14.00