

KNOW ALL MEN BY THESE PRESENTS, That MERIT E. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. OLMSTEAD, 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:

Lots 3 and 4, Block 65, BUENA VISTA ADDITION, except the Southerly 80 feet thereof, and also except a strip 1 foot in width off the Easterly end or side of said premises heretofore conveyed to City of Klamath Falls, Oregon by The Klamath Development Company, for street purposes, by deed recorded in Volume 46 at page 155, in Deed Records of Klamath County, Oregon, in Deed Volume 179 at page 437.

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 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 \$ 42,500.00

ON ANY DAY OF THE MONTH OF NOVEMBER, 1986, OF THE COUNTY OF KLAMATH, STATE OF OREGON, MERIT E. SMITH, GRANTOR, AND KENNETH J. OLMSTEAD, GRANTEE, HAVE VOLUNTARILY AND KNOWINGLY ENTERED INTO AND SIGNED THE FOREGOING INSTRUMENT, WHICH IS THE TRUE AND ACTUAL CONSIDERATION THEREFOR. (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 5th day of November, 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, } ss.
County of Klamath, }
November 5, 1986

Personally appeared the above named Robert J. Roertge as attorney in fact for Merit E. Smith, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristi L. Gedd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, } ss.
November 5, 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 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:

Merit E. Smith
P.O. Box 795
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Kenneth J. Olmstead
5911 Peck
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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of November, 1986, at 4:29 o'clock P.M., and recorded in book M86 on page 20090 or as file/reel number 67829, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By Ann Smith Deputy