

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY R. BORN and DONALD W. BORN, Trustees of the Dorothy R. Born Living Trust, U/A dated December 20, 1976 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD E. ROWLETT and CLAUDIA E. ROWLETT, husband and wife, as to an undivided  $\frac{1}{2}$  interest, hereinafter called the grantees, 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:

\*\*Grantees vesting continued -

MARK L. RANDALL and JEANNE RANDALL, husband and wife, as to an undivided  $\frac{1}{2}$  interest, and JULIE ANN ROWLETT, as to an undivided  $\frac{1}{2}$  interest, and JENNIFER L. ROWLETT, as to an undivided  $\frac{1}{2}$  interest all partners in GREENSPRINGS INVESTMENT PROPERTIES, an Oregon partnership

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS WARRANTY DEED WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 exceptions 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 \$204,000.00

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 28th 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.

Dorothy R. Born  
Dorothy R. Born, Trustee

Donald W. Born  
Donald W. Born, Trustee

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath  
November 28, 1986

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

Personally appeared the above named Dorothy R. Born, Donald W. Born, Trustee for the Dorothy R. Born Trust, 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 their 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 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Dorothy R. Born Living Trust  
9431 Hill Road  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Greensprings Investment Properties, an Oregon partnership  
1620 White Oak Way  
San Carlos, CA 94070

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 instrument 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.

By \_\_\_\_\_ Recording Officer  
Deputy

- continued from the reverse -

## LEGAL DESCRIPTION:

Lots 1 thru 8 inclusive, Block 23A of the Re-Subdivision of Block 23, INDUSTRIAL 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.

ALSO Lots 3 thru 6 inclusive, Block 23 of the Re-Subdivision of Block 23, INDUSTRIAL ADDITION in the City of Klamath Falls.

ALSO, Beginning at the intersection of the center line of a vacated alley lying between Lots 6 and 7 of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and the North line of Jay Street as now located; thence East along the North line of Jay Street 2 feet; thence in a Northeasterly direction to the Northwest corner of Lot 6, said Block and Addition; thence South to the Southwest corner of said Lot 6; thence West along said North line of Jay Street to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 1st day  
of December A.D., 19 86 at 1:25 o'clock P. M., and duly recorded in Vol. M86  
of Deeds on Page 22069.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Tom Smith*