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MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M87 Page 2250

KNOW ALL MEN BY THESE PRESENTS, That Randi H. Lummis and Susan K. Lummis, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eugene Bailie and Margaret Bailie, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 70 feet of Lot 340 in Block 112 of Mills 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.

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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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of June, 1978; 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)

Randi H. Lummis

Susan K. Lummis

STATE OF OREGON, County of Klamath ss. June 10, 1978

STATE OF OREGON, County of ss. Personally appeared

Personally appeared the above named Randi H. Lummis and Susan K. Lummis, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me, Notary Public for Oregon My commission expires: 8-23-81

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: Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested, all tax statements shall be sent to the following address.
Eugene T. Bailie
2255 Orchard Ave.
Klamath Falls, Oreg.
NAME, ADDRESS, ZIP
97601

STATE OF OREGON, County of ss.
I certify that the within instrument was received for record on the day of 1978, 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

1. Reservations and restrictions as contained in Deed dated November 26, 1928 and recorded November 27, 1928 in Volume 82, page 604, Records of Klamath County, Oregon.

2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 12, 1972

Recorded: June 14, 1972

Volume: M72, page 6393, Microfilm Records of Klamath County, Oregon

Amount: \$6,300.00

Grantor: Donald A. Schwanenberg and Joyce E. Schwanenberg, husband and wife

Trustee: Robert D. Boivin

Beneficiary: Bank of Klamath County

3. Real Estate Contract, including the terms and provisions thereof, dated January 16, 1976, recorded January 20, 1976 in Volume M76, page 895, Microfilm Records of Klamath County, Oregon between Donald A. Schwanenberg and Joyce E. Schwanenberg, husband and wife, Vendor and Randi H. Lummis and Susan K. Lummis, husband and wife, Vendee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 11th day
of February A.D., 19 87 at 2:05 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds _____ on Page 2250

FEE \$14.00

Evelyn Biehn, County Clerk
By _____