

KNOW ALL MEN BY THESE PRESENTS, That TYRONE L. PICKENS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONNIE L. HASSAN, JOAN M. MASON, FAYE B. O'CONNELL, each as to an undivided 1/3 interest, nothereinafter called as tenants in common, but with the right of survivorship 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 48 in Block 1 of TRACT 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens, encumbrances and easements of record, including Mortgage in favor of the Department of Veterans' Affairs, which buyers herein agree to assume and pay in full, and further agree to hold seller harmless therefrom.

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 shown above, and those of record and 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 \$ 40,500.00

However, the actual consideration consists of or includes other property, or interest therein, or interest in the whole or part of the consideration (indicate which) if the sentence between the symbols, if not applicable, delete the words "However, the actual consideration consists of or includes other property, or interest therein, or interest in the whole or part of the consideration (indicate which)".

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 19 day of March, 19 87 if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Tyrone L. Pickens

STATE OF OREGON,

County of Klamath

3/19, 1987

Personally appeared the above named Tyrone L. Pickens

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 8/16/88

STATE OF OREGON, County of

19

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

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:

Tyrone L. Pickens

GRANTOR'S NAME AND ADDRESS

Bonnie L. Hassan, Joan M. Mason & Faye B. O'Connell

3926 Gregory Klamath Falls OR 97601

After recording return to: Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of March, 19 87, at 12:52 o'clock P.M., and recorded in book M87 on page 4635 or as file/reel number 72559

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