

77574

KNOW ALL MEN BY THESE PRESENTS, That KATHY SUE DE VOSS, who acquired title as Kathy Sue Clifford

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. SCOTT EDWARDS & TERI EDWARDS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 and the Westerly 3 feet of Lot 8 in Block 30 of HOT SPRINGS 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.

SUBJECT TO: Liens and encumbrances of record including existing Trust Deed in favor of Peoples Mortgage Company, recorded February 27, 1978 in Volume M78, page 3699 and assigned to Federal National Mortgage Association by instrument recorded in Volume M78, page 16438, Microfilm Records of Klamath County, Oregon, which buyers agree to assume and pay in full and further agree to hold seller harmless hereafter.

"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 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 \$ 38,000.00

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 30th day of July, 1987; 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.

Kathy Sue DeVoss By Paul B. DeVoss
Kathy Sue DeVoss, by Paul B. DeVoss, as Attorney in Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
7-31, 1987

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 1987

Personally appeared the above named Paul B. DeVoss, as Attorney in fact for Kathy Sue DeVoss

_____ 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 acknowledged the foregoing instrument 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 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, *Shirley Spencer*
(OFFICIAL SEAL) Notary Public for Oregon

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

My commission expires: 8-16-88

KATHY SUE DE VOSS

GRANTOR'S NAME AND ADDRESS
J. SCOTT EDWARDS & TERI EDWARDS
1850 Fremont
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
GRANTEE

NAME, ADDRESS, ZIP
GRANTEE

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

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 31st day of July, 1987, at 11:00 o'clock AM., and recorded in book M87 on page 13678 or as file/reel number 77574
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By *Paul B. DeVoss* Recording Officer
Fee: \$10.00 Deputy