

78357

KNOW ALL MEN BY THESE PRESENTS, That

V. Jason Hilton and Yvonne V. Hilton, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leslie E. Northcutt and Norma V. Northcutt, 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:

The East one-half of Lot 2, and the Easterly 11 feet of the Westerly one-half of Lot 2, all in Block 34, HILLSIDE 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.

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 those that appear on the reverse 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate to which), if 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 15 day of August, 19 87; 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,

County of Klamath
August 15, 19 87.

Personally appeared the above named
V. Jason Hilton
and Yvonne V. Hilton

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 11-21-87

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

V. Jason Hilton and Yvonne V. Hilton

GRANTOR'S NAME AND ADDRESS

Leslie E. Northcutt and Norma V. Northcutt
1930 Round Lake Road
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

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 _____) ss.

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.

Recording Officer

By _____

Deputy

SUBJECT TO:

15056

1. Taxes for the fiscal year 1987-1988, a lien, not yet due and payable.
 2. The interest of Arlie Worrell, or his heirs or devisees if deceased, and of his wife, if married. Arlie Worrell took title in 1928, but we find no deed from said party or estate of record in this county. (Affects the East 1 foot of the W1/2 of Lot 2)
 3. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: October 5, 1977
Recorded: October 29, 1977
Volume: M77, page 20164, Microfilm Records of Klamath County, Oregon
Amount: \$20,000.00
Grantor: Jay E. Gable, a single man
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
- GRANTEE ON THE REVERSE SIDE OF THIS DOCUMENT AGREES TO ASSUME SAID DEED OF TRUST.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day
of August A.D. 19 87 at 8:32 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 15055
FEE \$14.00
By Evelyn Biehn, County Clerk [Signature]

