

hereinafter called the grantor; for the consideration hereinafter stated, to grantor paid by DONALD W. DAY & KAREN C. DAY, 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 2, Block 2, STIMWART ADDITION, 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 City lien in favor of the City of Klamath Falls, which buyers agree to assume and pay in full. This property is also subject to a weatherization lien in favor of PP&L, which buyers DO NOT agree to assume and pay, and seller shall hold buyers 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 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 \$ 16,000.00

the whole of the consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00

*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 21<sup>st</sup> day of August, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON.

County of Berk } ss

8-21, 1987.

Personally appeared the above named  
James W. Mendenhall & Susan E.  
Mendenhall

and acknowledged the foregoing instru-  
their voluntary act and deed

STATE OF Oregon  
OFFICIAL  
(AL)  
Before me  
*[Signature]*  
Notary Public for Oregon

My commission expires: 3-7-89

JAMES W. & SUSAN E. MENDENHALL

GRANTOR'S NAME AND ADDRESS

DONALD W. DAY & KAREN C. DAY

4430 Greensprings  
Klamath Falls OR 97601

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

James W. Mendenhall

Susan E. Mendenhall

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

~~Personally appeared \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_.~~

....., a corporation,  
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 be-  
half 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)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1987, at 12:34 o'clock P. M., and recorded in book M87 on page 15187 or as file/reel number 78432

*Record of Deeds of said county.*

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
P. P. H. Recording Officer

By Am Smith Deputy

Fee: \$10.00