

KNOW ALL MEN BY THESE PRESENTS, That Kristi L. Redd who acquired title as Kristi Garrison and G. Michael Redd, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David B. Wigon

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 1, Block 61, BUENA VISTA 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 \$ 26,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See GRS 93-930.)

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 15th day of Sept, 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 Klamath } ss.
September 15, 1987

Personally appeared the above named Kristi L. Redd and G. Michael Redd

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STATE OF OREGON, County of _____) ss.
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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Kristi L. Redd and G. Michael Redd

GRANTOR'S NAME AND ADDRESS

David B. Wigon

OPS-ACT

NAS Alameda, Calif. 94501

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.

SPACE RESERVED FOR RECORDER'S USE

By _____

Recording Officer
Deputy

30703

Subject to:

CAUTION

16767

1. Taxes for the fiscal year 1987-1988, a lien, not yet due and payable.
2. Mortgage, 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: September 26, 1975
Recorded: October 10, 1975
Volume: M75, page 12610, Microfilm Records of Klamath County, Oregon
Amount: \$15,200.00
Mortgagor: G. Robert Lecklider and Nancy C. Lecklider
Mortgagee: First Federal Savings and Loan Association of Klamath Falls
Said Mortgage David Wigon agrees to assume and pay.
3. City lien, in favor of the City of Klamath Falls,
Docketed: November 27, 1978
Improvement Unit: 271, Card 3
Original Amount: \$2,943.20
Unpaid Balance: \$1,646.53, plus interest, if any
Said City lien David P. Wigon agrees to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of September A.D., 19 87 at 8:56 o'clock A M., and duly recorded in Vol. M87 day
of Deeds on Page 16766
Evelyn Biehn,
By Sam Smith County Clerk

FEE \$14.00