

KNOW ALL MEN BY THESE PRESENTS, That COZETTE WHITNEY and SUSAN A. HINCKLEY who hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUZANN K. RIGGS and FRANCES G. MATTOS, not as tenants in common, but with the right of survivorship, 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 6 and 7, Block 61, BUENA VISTA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed including the terms and provisions thereof, recorded February 20, 1979, in Volume M79, page 3899, Microfilm Records of Klamath County, Oregon, in favor of Wells Fargo Mortgage Company, a California corporation, as Beneficiary, which the above named Grantees hereby agree to assume and pay in full.

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 all those of record and those 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 \$ 32,000.00

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 16th day of October, 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.

Melinda B. Pollock as attorney-in-fact for Cozette Whitney
MELINDA A. POLLOCK as attorney-in-fact for COZETTE WHITNEY

(If executed by a corporation, affix corporate seal)

Melinda B. Pollock as attorney-in-fact for Susan A. Hinckley
MELINDA A. POLLOCK as attorney-in-fact for SUSAN A. HINCKLEY

STATE OF OREGON, ss.
County of Klamath
October 16, 1987

STATE OF OREGON, ss.
County of Klamath
October 16, 1987

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 _____, 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 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)

(OFFICIAL SEAL)

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

COZETTE WHITNEY and SUSAN A. HINCKLEY

GRANTOR'S NAME AND ADDRESS
SUZANNE K. RIGGS and FRANCES G. MATTOS
P.O. Box 215
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 21st day of October, 1987, at 8:55 o'clock A.M., and recorded in book M87 on page 18971 or as file/reel number 80664, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$10.00