

KNOW ALL MEN BY THESE PRESENTS, That

DALE WAYNE BYRD and NANCEE C. BYRD, co-owners pursuant to the provision of ORS 107.105 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. WAGNER and BETTY J. WAGNER, 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:

All of Lot 6, Block 4, ELDORADO, and a portion of Lot 11, Block 4, EDLORADO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:
Beginning at the most Southerly corner of said Lot 11; thence North 51°43'30" West along the Southwesterly line of said Lot 11, a distance of 43.53 feet to the true point of beginning of this description; thence, continuing North 51°43'30" West along said Southwesterly line a distance of 25.0 feet to a point; thence North 38°16'30" East along said Southwesterly line to a point on the Southwesterly lines of said Lot 6; thence South 31°46'30" East along the Southwesterly line of said Lot 6 and Lot 7 to a point which bears North 38°16'30" East from the point of beginning; thence South 38°16'30" West to the true point of beginning.

Klamath County Tax Account No.: 3809-20DB-1500.

"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 \$ 72,500.00

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 22nd day of December, 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)

OREGON
STATE OF OREGON, County of Klamath, ss.
December 22, 1987

Personally appeared the above named

NANCEE C. BYRD and Dale Wayne Byrd

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

(OFFICIAL SEAL)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/91

DALE WAYNE BYRD

Nancee C. Byrd
NANCEE C. BYRD

STATE OF OREGON, County of Klamath, ss.
December, 1987

Personally appeared DALE WAYNE BYRD

and who, being duly sworn,

DALE WAYNE BYRD

DALE WAYNE BYRD

she acknowledged said instrument to be its voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Dale Wayne Byrd & Nancee C. Byrd
2139 Oak St. / P.O. Box 701
K.Falls, OR / Anderson, CA 96007
97601

GRANTOR'S NAME AND ADDRESS

Daniel L. Wagner & Betty J. Wagner
2024 Eldorado
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 30th day of December, 1987, at 3:04 o'clock P.M., and recorded in book M87 on page 23174 or as file/reel number 82998. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha J. Helich Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY