

KNOW ALL MEN BY THESE PRESENTS, That:

LEROY A. GIENGER and RICHARD T. HALL, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID G. BURNETT and CHERYL A. BURNETT, husband and wife, DBA CITATION, 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 Lots 17 and 18 in Block 61 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon. EXCEPT for the following described portion of said Lot 18 which was conveyed to the State of Oregon by Deed recorded in Volume 220 at page 213 of Klamath County, Oregon, Deed Records, as follows, to wit:

Beginning at the Southeast corner of said Lot 18; thence, Northerly along the Easterly line of Lot 18 a distance of 20 feet to the Northeast corner; thence Westerly along the Northerly line a distance of 20 feet; thence, Southerly parallel with the Easterly line a distance of 32.05 feet to the Southerly line of Lot 18, said line beginning the Northerly line of Esplanade Street; thence, Northeasterly along said line to the place of beginning.

MOUNTAIN TITLE COMPANY

Klamath County Tax Account #3809-28CC-8500 and #3809-28CC-8600. -SEE REVERSE SIDE OF DEED-
"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 those set forth on the reverse of this deed and all 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 \$130,000.00

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 25th day of May, 1988, 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)

LEROY A. GIENGER

RICHARD T. HALL

STATE OF OREGON,) ss.

County of Klamath,
May 25, 1988

Personally appeared the above named

LEROY A. GIENGER and RICHARD T. HALL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

LEROY A. GIENGER and RICHARD T. HALL

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

DAVID G. BURNETT and CHERYL A. BURNETT DBA CITATION UPHOLSTERY, 417 N. Springs St. 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

STATE OF OREGON,) ss.

County of _____

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

- continued from the reverse side of this deed -

8323

SUBJECT TO:

1. Real Estate Contract, subject to the terms and provisions thereof,
Dated: October 12, 1979, a memorandum of which was;
Recorded: October 17, 1979
Volume: M79, page 24431, Microfilm Records of Klamath County, Oregon
Vendor: Estate of Mary Hendrick, Deceased
Vendee: Leroy A. Gienger and Richard T. Hall

The vendors interest said Real Estate contract was assigned by instrument,
Dated: March 24, 1980
Recorded: March 24, 1980
Volume: M80, page 5485, Microfilm Records of Klamath County, Oregon
From: Stanley M. Hendrick and William James Hendrick, as executors of
the Estate of Mary Hendrick, deceased
To: Stanley M. Hendrick, Esther L. Hodge, Frank J. Hendrick, and
William James Hendrick

The Grantees herein do not agree to assume or pay the above described Real Estate Contract and the Grantors named herein agree to hold the Grantees harmless therefrom.

2. Financing Statement,
Recorded: October 17, 1979
Volume: M79, page 24430, Microfilm Records of Klamath County, Oregon
Debtor: Leroy A. Gienger and Richard T. Hall
Secured Party: Estate of Mary Hendrick

Said financing statement was assigned by instrument recorded March 24, 1980, in Volume M80, page 5484, Microfilm Records of Klamath County, Oregon, to Stanley M. Hendrick, Estehr L. Hodge, Frank J. Hendrick, and William James Hendrick.

The Grantees named herein do not agree to assume or pay the above described Financing Statement and the Grantors named herein agree to hold the Grantees harmless therefrom.

3. Terms and provision contained in Decree of Final Distribution filed March 21, 1980, in Klamath County Circuit Court Probate No. 75-87P, the Estate of Mary Hendrick.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of May A.D. 1988 at 1:27 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 8322

FEE \$15.00

Evelyn Biehn

County Clerk

By Georgia McCaskey, Deputy