

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

LEROY L. GILDER AND CAROL H. GILDER,

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED E. SHARP AND DOROTHY SHARP, husband and wife, AND DON A. PATTERSON AND **, 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:

** KATHLEEN R. PATTERSON, husband and wife, all not as tenants in common but with the right of survivorship**

Lot 14, Block 1, TRACT NO. M38, a Re-Subdivision of Lots 10 thru 15 in Block 1 of MIDLAND HILLS ESTATES, 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 of record and apparent to the land as of the date of this instrument, 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 \$46,500.00. The actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (delete as applicable). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 9th day of JUNE, 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)

STATE OF OREGON,)
County of Klamath) ss.
June 9, 1988

Leroy L. Gilder
Carol H. Gilder
STATE OF OREGON, County of) ss.
June 9, 1988

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:

(OFFICIAL SEAL)

Personally appeared the above named
Leroy L. Gilder and
Carol H. Gilder

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/89

Notary Public for Oregon

My commission expires:

Leroy L. and Carol H. Gilder
26666 Cantrell Rd.
Eugene, OR 97402

GRANTOR'S NAME AND ADDRESS

Fred E. and Dorothy S. Sharp
Don A. and Kathleen R. Patterson
134 Lee St.
Midland, OR 97634

GRANTOR'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of June, 1988, at 2:49 o'clock P.M., and recorded in book M88 on page 8949 or as file/reel number 88060. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha J. Seltch Recording Officer Deputy

Fee \$8.00