

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 288 Page 10344

MAURICE J. SPILLANE and JESSIE D. SPILLANE, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROBERT A. MICHAEL, SR. and LENORA A. MICHAEL, husband and wife  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Contract of Sale, including the terms and provisions thereof, recorded  
January 9, 1985, in Volume M85, page 401, Microfilm Records of Klamath County, Oregon,  
between State of Oregon, by and through the Director of Veterans' Affairs, as Vendor  
and Maurice D. Spillane and Yvonne P. Spillane who subsequently assigned to Maurice  
J. Spillane and Jessie D. Spillane, husband and wife, as Vendees. Grantees herein hereby  
agree to assume and pay in full the above described Contract of Sale.

## 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 \$ 52,000.00

the whole of the above described premises, together with the appurtenances thereunto in anywise belonging or appertaining, unto the said grantee and grantee's heirs, successors and assigns forever.

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 15<sup>th</sup> day of July, 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)

MAURICE J. SPILLANE

Jessie D. Spillane

JESSIE D. SPILLANE

STATE OF OREGON, County of Klamath, ) ss.

STATE OF OREGON,

County of Klamath,

July 15, 1988

Personally appeared the above named

MAURICE J. SPILLANE and JESSIE D. SPILLANE

Personally appeared

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 acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

and that the seal allixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL  
SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

MAURICE J. SPILLANE and JESSIE D. SPILLANE  
2625 Altamont, Sp. 11  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ROBERT A. MICHAEL, SR. and LENORA A. MICHAEL  
12952 E. Highway 140  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
407 Main Street  
Klamath Falls, OR 97601

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,

County of

I certify that the within instru-  
ment 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.

By Recording Officer  
Deputy

Order No.: 19888-K

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at the quarter section corner which is common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degrees 35' West a distance of 562.8 feet along the North-South centerline of Section 15; thence North 57 degrees 46' West a distance of 184.7 feet to the point of beginning; which point of beginning is on the Southerly right of way line of the Klamath Falls-Lakeview Highway. From said point of beginning thence North 57 degrees 46' West a distance of 187.5 feet along said Southerly right of way line of the Klamath-Lakeview Highway thence South 0 degrees 16' East a distance of 216.6 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence South 89 degrees 55' East a distance of 157.9 feet along said Northerly right of way line of the O.C. & E. Railroad; thence North 0 degrees 16' West a distance of 116.8 feet to the point of beginning.

Tax Account No.: 3910-1500-1600.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of July A.D., 1988 at 12:56 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 10344  
FEE \$13.00  
Evelyn Biehn County Clerk  
By Pauline Muelendore