

89301

MTC-19865-D

KNOW ALL MEN BY THESE PRESENTS, That RICHARD M. KOWALIS & BETTY JEAN KOWALIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. DEAN & KIMBERLY A. DEAN, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:



MOUNTAIN TITLE COMPANY

JUL 15 PM 1 15 '88

MOUNTAIN TITLE COMPANY

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 covenants, conditions, restrictions, easements, those of record and apparent and that the land 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 \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 15 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.

Richard M. Kowalis
Betty Jean Kowalis
STATE OF OREGON, County of Klamath, ) ss.
1988

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.
County of Klamath )
July 15, 1988

Personally appeared the above named Richard M. Kowalis and Betty Jean Kowalis and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon
My commission expires: 6-16-92

Kowalis
P.O. Box 1908
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Dean
4512 Cannon Ave Apt 0 P.O. Box 7608
Klamath Falls, OR 97603 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:
Dean
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dean
above address
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
Deputy

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

10808  
11252

PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inured thereto, and the Southerly 40 feet of Lots 1, 2, 3 and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002CB 03200 (portion)  
3909 002CB 03400

PARCEL 2:

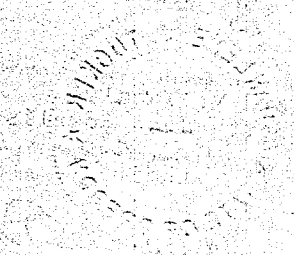
The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of the vacated Cannon Street, lying adjacent to said Lots, which inured thereto.

Tax Account No.: 3909 002CB 03100

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002CB 03200 (portion)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of July A.D. 19 88 at 1:15 o'clock P. M., and duly recorded in Vol. M88  
of Deeds on Page 11251 the 15th day

FEE \$13.00

Evelyn Biehn  
By Pauline M. Millardore County Clerk