

M7-20154P

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS W. ROUFFS, GLEN ROUFFS (also known as Glen W. Roufs) and BARBARA ROUFFS, (also known as Barbara L. Roufs), not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. HOLMES & JANE L. HOLMES, 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:

NO. 2,
Lot 47 PLEASANT HOME TRACTS/ according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account NO. 3909-2AD-4200

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, which buyers herein agree to assume and pay.

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 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 \$ 26,900.00

~~NOTICE: THIS INSTRUMENT IS SUBJECT TO THE TERMS OF THE MOUNTAIN TITLE COMPANY'S STANDARD FORM OF DEED, WHICH IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. THE TERMS OF THE STANDARD FORM OF DEED ARE INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. THE SIGNATURE OF THE GRANTOR(S) IS REQUIRED TO BE AFFIXED TO THE INSTRUMENT IN THE PRESENCE OF A NOTARY PUBLIC FOR OREGON. THE SIGNATURE OF THE GRANTEE(S) IS NOT REQUIRED.~~

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 4th day of August, 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)

Douglas W. Roufs By Glen W. Roufs
Douglas W. Roufs by Glen W. Roufs as Attorney in fact

Glen W. Roufs *Barbara L. Roufs*
Glen W. Roufs Barbara L. Roufs
STATE OF OREGON, County of _____ ss.

STATE OF OREGON,)
County of Klamath) ss.
8/4, 19 88

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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: _____

Personally appeared the above named Glen W. Roufs, individually and as Attorney in fact, for Douglas W. Roufs; and Barbara L. Roufs

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/16/88

Douglas W. Roufs, Glen W. Roufs & Barbara L. Roufs
3822 Mazama Dr. Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Kenneth E. Holmes & Jane L. Holmes
5649 Miller Ave.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 4th day of Aug., 1988, at 4:08 o'clock P. M., and recorded in book M88 on page 12659 or as file/reel number 90070, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By *Paulene Mullendore* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY