

KNOW ALL MEN BY THESE PRESENTS, That ERVING L. JONES & EDNA G. JONES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY EZELL

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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



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 \$ 56,000.00

~~IN WITNESS WHEREOF, the said grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors, and has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.~~

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 16th day of September, 1988; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Erving L. Jones

Edna G. Jones

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

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:

STATE OF OREGON,

County of Klamath

9/16, 1988

Personally appeared the above named Erving L. Jones & Edna G. Jones

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

NOTARY PUBLIC

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 8-16-92

Erving L. & Edna G. Jones

341 Mosler

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Dorothy Ezell

2030 Manzanita

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,

County of _____ ss.

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.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in Lot 7, Block 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at the iron pin on the extreme Northwest corner of said Lot 7, Block 41; thence North 68 degrees 46' East along the Southeasterly boundary of Manzanita Street a distance of 67 feet to the true point of beginning of this description; thence continuing North 68 degrees 46' East along the Southerly line of Manzanita Street a distance of 83 feet to a point; thence South 21 degrees 14' East, a distance of 150 feet; thence South 68 degrees 46' West, a distance of 83 feet to a point; thence North 21 degrees 14' West a distance of 150 feet, more or less to the point of beginning.

Tax Account No.: 3809-28BD-4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Sept. A.D., 19 88 at 10:54 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 15278
FEE \$13.00
Evelyn Biehn County Clerk
By Pauline Mullenbore

