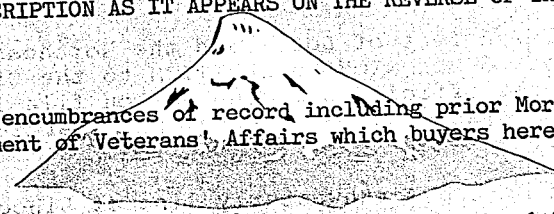


31927

MT-20349P

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. GENTRY & SANDRA D. GENTRY, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. DEMETRIFF & SALLY L. DEMETRIFF, 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:

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



Subject to: Liens and encumbrances of record including prior Mortgage in favor of Department of Veterans' Affairs 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."

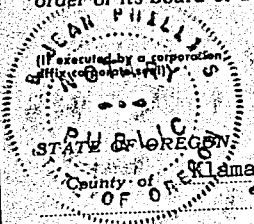
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed  
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 \$ 19,150.00  
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 26th day of September, 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.

*Robert W. Gentry*  
Robert W. Gentry  
*Sandra D. Gentry*  
Sandra D. Gentry

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_



Personally appeared the above named Robert W. Gentry & Sandra D. Gentry

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

Before me: *Jean Phillip*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-2-92

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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

ROBERT W. & SANDRA D. GENTRY  
1615 Portland  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS

JOHN E. & SALLY L. DEMETRIFF  
1129 Lincoln  
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 \_\_\_\_\_  
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.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

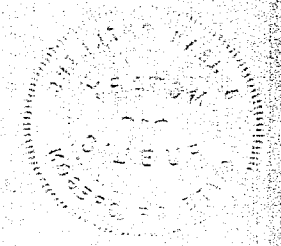
MOUNTAIN TITLE COMPANY

## LEGAL DESCRIPTION

The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of Lot 2 in Block 60 of NICHOLS 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 a point on the Northwestern line of Lincoln Street 173-1/3 feet Northerly along the said line from the Northeasterly line of Eleventh Street; thence continuing Northeasterly along said line of Lincoln Street a distance of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a distance of 120 feet; thence Southwesterly parallel with Lincoln Street a distance of 43-1/3 feet; thence Southeasterly at right angles to Lincoln Street a distance of 120 feet to the point of beginning.

Tax Account No.: 3809 029DC 01200



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of Sept. A.D., 1988 at 9:21 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 16043

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Muelenslare