

04-13658

92942

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KNOW ALL MEN BY THESE PRESENTS, That Mikelis Grinvalds and Mary S. Grinvalds

for the consideration hereinafter stated to the grantor paid by Evelyn C. Smith and Dolly Smith, hereinafter called the grantor, as tenants in common, but with right of survivorship, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 9, Block 2, FIRST ADDITION TO BUENA VISTA 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.

41
140
12
170
88

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees. And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record, common to the area and apparent on the ground

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 part of the 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 17th day of October, 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.

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.

Mikelis Grinvalds
Mary S. Grinvalds

STATE OF OREGON, WASH
County of WHATCOM
10-18, 1988

STATE OF OREGON, WASH
County of WHATCOM
10-18, 1988

Personally appeared the above named Mikelis Grinvalds and Mary S. Grinvalds and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, WASH
County of WHATCOM
10-18, 1988
Mikelis Grinvalds and Mary S. Grinvalds, who, being duly sworn, each for himself and for the other, did say that the former is the president and that the latter is the secretary of

Before me: J. Nettie Niman
Notary Public for Oregon WASH
My commission expires 9-30-89

STATE OF OREGON, WASH
County of WHATCOM
10-18, 1988
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
Mikelis & Mary S. Grinvalds
General Delivery
Sumas, WA 98295
Evelyn C. and Dolly Smith
2438 & 2437 South St
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath 1st Federal S & L
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as above

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 21st day of Oct., 1988, at 1:14 o'clock P.M., and recorded in book/reel/volume No. M88 on page 17767 or as fee/file/instrument/microfilm/reception No. 92942, Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk

By Deanne M. Hill, Deputy

Fee \$8.00