

KNOW ALL MEN BY THESE PRESENTS, That

Kevin Ray Dickerson and Marcia Lynn Schroeder

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

Karen L. Brown and Charles C. Brown, 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:

Lot 9, Block 216, MILLS SECOND 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.

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 as set forth on the reverse of this deed and those 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 \$ 15,000.00

~~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 @ is 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 2nd day of November, 19 88; 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)

Kevin Ray Dickerson

Marcia Lynn Schroeder

STATE OF OREGON,

County of KlamathNovember 2, 19 88

ss.

STATE OF OREGON, County of _____ ss.

, 19 _____

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)

Personally appeared the above named
Kevin Ray Dickerson and
Marcia Lynn Schroeder

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/89

Notary Public for Oregon

My commission expires:

Kevin Ray Dickerson and Marcia Lynn Schroeder

6660 S. Sixth Street Sp. #3

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Karen L. Brown and Charles C. Brown

HC 34 Box 50

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.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1. Reservations and restrictions as contained in Deed from Klamath Corporation, recorded in Volume 41, page 182, Deed Records of Klamath County, Oregon.
2. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
 Dated: April 6, 1983
 Recorded: April 6, 1983
 Volume: M83, page 5169, Microfilm Records of Klamath County, Oregon
 Amount: \$12,000.00
 Grantor: Jonathan Branigar and Teresa K. Branigar, husband and wife
 Trustee: Mountain Title Company, Inc.
 Beneficiary: Frances H. Plowman, Personal Representative for the Estate of Hilda S. Matney

The beneficial interest under said Trust Deed was assigned by instrument,
 Dated: December 13, 1983
 Recorded: December 14, 1983
 Volume: M83, page 21350, Microfilm Records of Klamath County, Oregon
 From: Frances H. Plowman, Personal Representative for the Estate of Hilda S. Matney
 To: The State of Oregon for the use and benefit of the Adult & Family Services

3. Real Estate Contract, subject to the terms and provisions thereof,
 Dated: December 7, 1987
 Recorded: December 7, 1987
 Volume: M87, page 21925, Microfilm Records of Klamath County, Oregon
 Vendor: Jonathan Branigar and Teresa K. Branigar, husband and wife
 Vendee: Kevin Ray Dickerson and Marcia Lynn Schroeder
 Said contract buyers herein agree to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of Nov. A.D., 19 88 at 9:59 o'clock A M., and duly recorded in Vol. M88
 of Deeds on Page 18722
 FEE \$13.00
 Evelyn Biehn
 By Pauline Mullins County Clerk