

KNOW ALL MEN BY THESE PRESENTS, That

WAYNE CONNORS and PAM CONNORS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY C. HOLLAND and VALERIE L. HOLLAND, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: A Trust Deed, subject to the terms and provisions thereof, dated January 12, 1984, and recorded January 13, 1984, in Volume 184, page 669, Microfilm Records of Klamath County, Oregon, in favor of Town & Country Mortgage, Inc., an Oregon corporation, as Beneficiary who subsequently assigned their interest to Peoples Mortgage Company, a Washington Corporation, as Beneficiary. The Grantees named above hereby agree to assume and pay in full the above described Trust 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 all those of record and those 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 \$ 28,000.00

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 2nd day of February, 1989; 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)

STATE OF OREGON,

County of Klamath ss.
February 2, 1989

Personally appeared the above named WAYNE CONNORS for himself and as attorney-in-fact for PAMELA CONNORS and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Wayne Connors

Wayne Connors

for Pamela J. Connors

PAMELA CONNORS

STATE OF OREGON, County of ss.
February 2, 1989

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WAYNE CONNORS and PAM CONNORS
600 Pelican St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

BOBBY C. HOLLAND and VALERIE L. HOLLAND
611 N. 11th Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1989,

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

Order No: 20914-K

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 3 and 4, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Eleventh Street 40 feet Northwest from the most Southerly corner of Lot 4, Block 60, Nichols Addition to the Town of Linkville (now City of Klamath Falls,) Oregon; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Northwesterly and parallel with Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the Easterly line of Eleventh Street; thence 40 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by deed dated September 13, 1946, recorded September 16, 1946 in Book 195 at page 395, Deed Records of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 2 and 3, Block 60 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

Tax Account No.: 3809 029DC 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Feb. A.D., 19 89 at 10:02 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 2158,
Evelyn Biehn, County Clerk
By Pauline Mullendore

FEE \$13.00