

99140 MTZ-21093D

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. METCALF & SANDRA L. METCALF,
as tenants by the entiretyhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARYL ENSMINGER
& KATHY ENSMINGER, as tenants by the entiretythe grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lots 9 and 10, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Tax Account No 4008 017DB 00700

SEE REVERSE

"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 fully seized in fee simple and the above granted premises, free from all encumbrances covenants, condi-
tions, restrictions, easements, those of record and apparent to the land as of the
date of this deed together with trust deed referred to on reverse 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 \$ 70,000.00
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 14 day of April, 19 89 ;
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.

John R. Metcalf
John R. Metcalf

Sandra L. Metcalf
Sandra L. Metcalf

STATE OF OREGON,)
County of Klamath) ss.
April 14, 19 89 .

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

Personally appeared the above named _____
John R. Metcalf & Sandra L. Metcalf

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.

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

(OFFICIAL SEAL) Barlene J. Tucker
Notary Public for Oregon
My commission expires: 6-16-92

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Metcalf
736 Upham
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Engsminger
12881 Antler Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Engsminger
above address

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
no change

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.

By _____ Recording Officer
_____ Deputy

GUARANTEED LOAN

Subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$63,630.00 executed by grantors herein on August 18, 1987 in favor of Town & Country Mortgage, Inc., as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said trust deed being recorded on August 31, 1987 in Volume M87, Page 15748 of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of John R. Metcalf and Sandra L. Metcalf under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of the claim paid because of the guaranty of insurance of said loan.

John R. Metcalf
John R. Metcalf

Daryl Ensminger
Daryl Ensminger

Sandra L. Metcalf
Sandra L. Metcalf

Kathy Ensminger
Kathy Ensminger

STATE OF OREGON,

County of Klamath ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this day of April, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN R. METCALF & SANDRA L. METCALF & DARYL ENSMINGER & KATHY ENSMINGER

known to me to be the identical individual ^s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Marlene J. Tucker

Notary Public for Oregon

My Commission expires 6-16-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day of April A.D., 19 89 at 12:46 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 6473

FEE \$13.00

Evelyn Biehn County Clerk

By Marlene J. Tucker