

99431

MTC-21216L

KNOW ALL MEN BY THESE PRESENTS, That
FRANCES L. BIRK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey Mark Hanseth and Lori Lynn Todd, not as tenants in common but with the right of survivorship, hereinafter called 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 IN BLOCK 2 OF BEL AIR GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No: 3909.002DA 05500

MOUNTAIN TITLE COMPANY

89 APR 22 AM 9 13

"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 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 \$ 44,000.00. 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). 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 25 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.

(If executed by a corporation,
affix corporate seal)

Frances L. Birk by
James E. Holmes, her attorney in fact

STATE OF OREGON,

County of Klamath

April 25

Personally appeared the above named

James E. Holmes as power of attorney
for Frances L. Birk

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/89STATE OF OREGON, County of Klamath) ss.

Personally appeared

and
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary ofa 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:

Frances L. Birk

630
1030

GRANTOR'S NAME AND ADDRESS

Jeffrey Mark Hanseth & Lori Lynn Todd

5701 Bel Air

Klamath Falls, Oregon 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 Klamath) ss.

I certify that the within instrument was received for record on the 26th day of April, 19 89, at 9:13 o'clock AM, and recorded in book M89 on page 6963 or as file/reel number 99431.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. D. Mullins, Deputy

Fee \$8.00