

KNOW ALL MEN BY THESE PRESENTS, That Dan C. Daly and Kathleen A. Daly as to a one half interest and James H. Leeds and Ann Leeds as to a one half interest (each as husband & wife) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leon B. Lytle and Margaret Patricia Keiser, 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 1, Block 4, FAIRVIEW 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.

Tax account No.: 3800-059CA-01800

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 as set forth on the reverse of this deed and those apparen 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 \$ 62,000.00. 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 @, if not applicable, should be deleted. See ORS 92-030.)

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 day of May, 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)

COLORADO  
STATE OF COLORADO, CALIFORNIA  
County of Arapahoe  
May 8th, 1989

Dan C. Daly Kathleen A. Daly  
James H. Leeds Ann Leeds  
STATE OF OREGON, County of Grays Harbor ) ss.  
WASHINGTON, 19

Personally appeared James H. Leeds and Ann Leeds 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

Personally appeared the above named Dan C. Daly & Kathleen A. Daly

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

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.

Before me: Sernadine D. Graham  
NOTARY PUBLIC (OFFICIAL STATE OF WASHINGTON SEAL)  
My commission expires: December 16, 1991

NOTARY PUBLIC  
STATE OF COLORADO  
My commission expires: 12-13-89

Dan C. Daly and James H. Leeds  
1154 S. Oakland St.  
Aurora, CO 80012

GRANTOR'S NAME AND ADDRESS  
Leon B. Lytle and Margaret Keiser  
830 Maple Ave  
Carpin, CA 93013

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, ) 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

SPACE RESERVED FOR RECORDER'S USE

## SUBJECT TO:

1. 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: March 17, 1978

Recorded : March 20, 1978

Volume: M78, page 5272, Microfilm Records of Klamath County, Oregon

Amount: \$42,800.00

Grantor: Dan C. Daly and Kathleen A. Daly, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Loan: 03-11120

Said Deed of Trust 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. the 11th day  
of May A.D., 19 89 at 4:12 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 8125.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Nickerson

