

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. HINKEL, hereinafter called the 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22, Block 1, ORIGINAL PLAT, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-31B0-8000

Subject to: Liens and encumbrances of record including Trust Deed in favor of Clinton D. Gardner recorded in Volume M88, page 9147, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay in full.

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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 9,400.00

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 19th 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.

Barry Hobbs (Signature) Barry Hobbs

STATE OF OREGON, (Klamath) County of Klamath ss. 19 May 19 89

STATE OF OREGON, County of Klamath ss. 19

Personally appeared the above named Barry Hobbs

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

Before me: JUDITH A. DANIELS NOTARY PUBLIC OREGON Notary Public for Oregon My commission expires: 11/14/92

Before me: Notary Public for Oregon My commission expires:

Barry Hobbs 3855 S. W. Lake Grove Ave. Lake Oswego, OR 97035 William E. Hinkel 7608 Booth Rd Klamath Falls OR 97603 William E. Hinkel 7608 Booth Rd Klamath Falls OR 97603 William E. Hinkel

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 23rd day of May, 19 89 at 11:51 o'clock A.M., and recorded in book M89 on page 8909 or as file/reel number 497 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Deborah Mullender Deputy

Fee \$8.00