

and wife

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. KOOPMANN & PAMELA K. KOOPMANN, husband and wife

Vol. m89 Page 9872

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN DEAL & GLORIA M. DEAL, husband and wife, 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:

The N $\frac{1}{2}$  SW $\frac{1}{2}$  SW $\frac{1}{2}$  of Section 17, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3908-1700-500

"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 including existing Trust Deed in favor of Department of Veterans' Affairs which buyers herein agree to assume and pay 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 \$ 115,000.00

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 5th day of June, 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.

James D. Koopmann  
James D. Koopmann

Pamela K. Koopmann  
Pamela K. Koopmann  
STATE OF OREGON, County of Klamath, 19 89

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 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: (OFFICIAL SEAL)

STATE OF Oregon (rip)  
County of Klamath, ss.  
6/5, 19 89

Personally appeared the above named James D. Koopmann & Pamela K. Koopmann

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

Notary Public for Oregon  
My commission expires: 8-16-92

JAMES D. & PAMELA K. KOOPMANN  
400 East D St.  
Alturas CA 96101

ALVIN DEAL & GLORIA M. DEAL  
4840 Round Lake Rd.  
Klamath Falls OR 97601

ALVIN DEAL & GLORIA M. DEAL  
4840 Round Lake Rd.  
Klamath Falls OR 97601

ALVIN DEAL & GLORIA M. DEAL  
4840 Round Lake Rd.  
Klamath Falls OR 97601

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 5th day of June, 19 89, at 3:54 o'clock P.M., and recorded in book M89 on page 9872 or as file/reel number 1023

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

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Nielsen, Deputy

Fee \$8.00