

KNOW ALL MEN BY THESE PRESENTS, That ERNEST K. BICKFORD & MARGARET A. BICKFORD,  
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES BROOKS & LINDA BROOKS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 3 in Block 3 of FAIRVIEW ADDITION NO. 2, 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. 3809-29CA-1400

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings and Loan Association, which buyers herein agree 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 \$ 22,000.00. However, the actual consideration consists of or includes the property or obligation or promise which is the whole or part of the consideration (indicate which). (The sentence between the symbols of first applicable should be deleted. See ORS 83.0360) ~~xxxx~~

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 15 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.

Ernest K. Bickford  
Ernest K. Bickford

Margaret A. Bickford  
Margaret A. Bickford

STATE OF OREGON, CALIFORNIA )  
County of EL DORADO ) ss.  
June 1, 19 89

Personally appeared the above named Ernest K. Bickford & Margaret A. Bickford

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



(OFFICIAL SEAL) Notary Public for OREGON California  
My commission expires: 5/15/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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.

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

ERNEST K. BICKFORD & MARGARET A. BICKFORD  
912 Yosemite Lane

Eldorado Hills, CA 95630

GRANTOR'S NAME AND ADDRESS

James Brooks & Linda Brooks

1604 Lookout

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Brooks & Linda Brooks

1604 Lookout

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

James Brooks & Linda Brooks

1604 Lookout

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

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 9875 or as file/reel number 1025

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulvader Deputy