

KNOW ALL MEN BY THESE PRESENTS, That MELVIN G. ROGERS & LOIS KAREN ROGERS
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. BOVE & GRACE D. BOVE, 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:

Lot 7 and the Southwesterly one-half of Lot 6, Block 12, HOT SPRINGS 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. 3809-29DD-3400

Subject to: Existing Trust Deed in favor of George Callison recorded in Volume M87, page 8861, Microfilm Records, of Klamath County, Oregon, which buyers herein agree to assume and pay.

"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 \$ 39,500.00.
~~However, the true and actual consideration for this transfer is the value of the property described in this instrument, which is the whole or part of the consideration (including which) of the entire estate in the land, if any, as of the date of this deed, should be stated.~~
~~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 25th day of July, 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.

Melvin G. Rogers
Melvin G. Rogers

Lois Karen Rogers
Lois Karen Rogers

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

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:

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

Personally appeared the above named
Melvin G. Rogers & Lois Karen Rogers

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

Before me:
Melvin G. Rogers
Notary Public for Oregon
My commission expires: 8-16-92

Melvin G. Rogers & Lois Karen Rogers
1180 Crescent Ave

Klamath Falls OR 97661
GRANTOR'S NAME AND ADDRESS

Robert J. Bove & Grace D. Bove
5449 Florida Dr

Concord CA 94521
GRANTEE'S NAME AND ADDRESS

Robert J. Bove & Grace D. Bove

5449 Florida Dr
Concord CA 94521
NAME, ADDRESS, ZIP

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

Robert J. Bove & Grace D. Bove
5449 Florida Dr

Concord CA 94521
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of July, 19 89, at 11:41 o'clock A.M., and recorded in book M89 on page 13544 or as file/reel number 2975.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Doreen Multraker Deputy

Fee \$8.00