

KNOW ALL MEN BY THESE PRESENTS, That

BRYAN WILLIAM WEAST and SHERISE ANN WEAST, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GARY D. PHILLIPS and LINDA R. PHILLIPS, husband and wife

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 45 in Block 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-014DE-01500.

SUBJECT TO: Contract of Sale, including the terms and provisions thereof, dated July 2, 1987, and recorded July 8, 1987, in Volume M87, page 11987, Microfilm Records of Klamath County, Oregon, between State of Oregon, by and through the Director of Veterans' Affairs, as Vendor and Bryan William Weast and Sherise Ann Weast, husband and wife, as Vendee. The above named Grantees have agreed to assume and pay the Vendee's interest in said contract. 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 all those of record and those 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 \$ 55,191.94

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 26th 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.

STATE OF OREGON,)
County of Klamath) ss.
July 26, 19 89

SHERISE ANN WEAST
STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared _____ and

Personally appeared the above named _____ who, being duly sworn, BRYAN WILLIAM WEAST and SHERISE ANN WEAST 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 their voluntary act and deed.

_____ 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

BRYAN WILLIAM WEAST and SHERISE ANN WEAST

1723 Cedarwood
Redding, CA 96001

GRANTOR'S NAME AND ADDRESS

GARY D. PHILLIPS and LINDA R. PHILLIPS

5501 Gatewood

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 27th day of July, 19 89 at 1:00 o'clock PM., and recorded in book M89 on page 13734 or as file/reel number 3102

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulcahey, Deputy

Fee \$8.00