

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSELLA COVARRUBIAS & REBECCA A. MATHER, not as tenants in common but with the right of survivorship, 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 21 in Block 2 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-15AA-4000

Subject to: Liens and encumbrances of record including existing Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M78, page 19309, Microfilm Records of Klamath County, Oregon, which buyer herein agrees 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,

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 \$ 39,900.00. However, the actual consideration paid for the above-described property consisting of or comprised of which is the whole part of the consideration paid for this transfer is \$ 0.00. The amount between the symbol of one applicable should be deleted. (See Reg. 1.6330-1)

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.

Gene L. Hawtrey

STATE OF OREGON
County of Klamath ss

Personally appeared the above named _____
Gene L. Hawtreys

_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

STATE OF OREGON, County of _____) ss.
19 _____

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 _____

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:

Gene L. Hawtrey

STATE OF OREGON, ss

I certify that the within instrument was received for record on the 28th day of July, 19 89, at 11:51 o'clock A M., and recorded in book M89 on page 13862 or as file/reel number 3190.

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

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mullenders, Deputy

SPACE RESERVED

FOE

RECORDER'S USE

fee \$8.00

After recording return to:

Rosella Covarrubias & Rebecca A. Mather

2837 Bartlett

Klamath Falls OR 97603

NAME ADDRESS ZIP

Rosella Covarrubias & Rebecca A. Mather

2f37 Particle#

Klamath Falls OR 97603

NAME ADDRESS ZIP