

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD W. SEXTON & GENEVA H. SEXTON

as tenants by the entireties

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY LENZ & RAYLEEN HOOPER, each as to an undivided & inherent interest, 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 35 in Block 5 of TRACT 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-20DA-4600

"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 \$ 16,000.00

However, the actual consideration for this transfer of property shall be the amount of money actually received by the grantor, and if the amount of money actually received is less than the amount stated above, the amount actually received shall be substituted for the amount stated above, and if no amount of money was actually received, the amount stated above shall be deleted and the words "no consideration" shall be substituted therefor.

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 8th day of September, 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

9/8, 19 89 ss.

Personally appeared the above named
Richard W. Sexton & Geneva H. Sexton

Richard W. Sexton
Geneva H. Sexton
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:

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

Before me,
(OFFICIAL SEAL) Barbara J. Spence
Notary Public for Oregon
My commission expires: 8-16-92

Richard W. & Geneva H. Sexton
1581 Ridgeway Dr
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Roy Lenz & Rayleen Hooper
608 Riverside #2
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Roy Lenz & Rayleen Hooper
608 Riverside #2
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Roy Lenz & Rayleen Hooper
608 Riverside #2
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was
received for record on the 8th
day of September, 19 89,
at 3:48 o'clock P. M., and recorded
in book M89 on page 16927 or as
file/reel number 4966.

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

EVELYN BIEHN, COUNTY CLERK
By Bernetha A. Schuch Recording Officer
Deputy

Fee \$8.00