

KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. SEXTON & GENEVA H. SEXTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. MROZ, JR. and ANN DePAOLA MROZ, 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 21 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. 3809-20DD-9100

"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 \$ 14,000.00

However, the actual consideration consists of or includes other property or value given or promised which is hereby made a part of the consideration (indicate which). (The sentence between the brackets is not applicable, should be deleted.)

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 2nd day of October, 1989; 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.

Richard W. Sexton
Richard W. Sexton

Geneva H. Sexton
Geneva H. Sexton

STATE OF OREGON,
County of Klamath) ss.
10/3, 19 89

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 _____

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

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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Pamela J. Spencer
Before me:
PAMELA J. SPENCER
NOTARY PUBLIC OREGON
Notary Public for Oregon
My commission expires: 8-16-92

(OFFICIAL SEAL)

Richard W. Sexton & Geneva H. Sexton

1581 Ridge Crest
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Richard C. Mroz, Jr. & Ann DePaola Mroz

4997 Laurelwood Dr
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard C. Mroz, Jr. & Ann DePaola Mroz

4997 Laurelwood Dr
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Richard C. Mroz, Jr. & Ann DePaola Mroz

4997 Laurelwood Dr
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was recorded for record on the 4th day of Oct., 1989, at 3:37 o'clock P.M. and recorded in book M89 on page 18747 or as file/reel number 6025.

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

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Mueller, Deputy

Fee \$8.00