

LEONARD V. JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. V. PICKERING and NANCY JEANNE PICKERING, 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 5, Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND. Klamath County Tax Account #3507-017CA-04900 and an undivided 1/90th interest in #3507-020BA-00700.



"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 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 \$ 12,000.00

~~XXXXXX THE ABOVE CONSIDERATION IS NOT VALID UNLESS IT IS PAID IN FULL TO THE GRANTEE AT THE TIME OF THE SIGNING OF THIS INSTRUMENT. THE GRANTEE HAS NO OBLIGATION TO PAY THE ABOVE CONSIDERATION IF IT IS NOT PAID IN FULL AT THE TIME OF THE SIGNING OF THIS INSTRUMENT.~~

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 9th day of October, 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.

*Leonard V. Jones*  
LEONARD V. JONES

STATE OF OREGON, )  
County of Klamath ) ss.  
October 9, 19 89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
LEONARD V. JONES

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.

and acknowledged the foregoing instrument to be \_\_\_\_\_ 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:  
*Kristi L. Redd*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11/16/91

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

LEONARD V. JONES  
HC 30 Box 1604  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

C. V. PICKERING and NANCY JEANNE PICKERING  
HC 30 Box 9A  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP:  
\_\_\_\_\_  
Until a change is requested all tax statements shall be sent to the following address:  
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 9th day of Oct., 19 89, at 3:29 o'clock P. M., and recorded in book M89 on page 19074 or as file/reel number 6187.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deanne Mullender Deputy