

KNOW ALL MEN BY THESE PRESENTS, That

Douglas V. Corrigan and Jean Louise Corrigan, Husband and Wife

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

David G. Heideman and Carol M. Heideman, 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:

REFER TO THE ATTACHED LEGAL DESCRIPTION

"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 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 \$ 45,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)~~

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 16th 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.

Douglas V. Corrigan
Douglas V. Corrigan

Jean Louise Corrigan
Jean Louise Corrigan

STATE OF OREGON
County of Klamath,
10-16, 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 _____

_____, 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)

Personally appeared the above named _____

Douglas V. Corrigan and

Jean Louise Corrigan

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

NOTARY
Before me:
(OFFICIAL SEAL) Spencer Stelle
Notary Public for Oregon
My commission expires: 7/13/93

Notary Public for Oregon
My commission expires:

Corrigan
3829 La Marada Way
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Heideman
P.O. BOX 391
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

MTC No: 22130-P

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 1, Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence; Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.

ALSO EXCEPTING the Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the above described property.

ALSO EXCEPTING a portion of lot 1, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63 degrees 22' 30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63 degrees 22' 30" West a distance of 25.12 feet to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11 degrees 52' 00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40 degrees 00' 00" East a distance of 30.88 feet to the true point of beginning.

Tax Account No: 3809 032BB 02900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of Oct. A.D. 19 89 at 2:23 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 19687.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muelendore