

KNOW ALL MEN BY THESE PRESENTS, That
William A. Bartlett and Catherine M. Bartlett, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Pauline Mary Kenneally

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:

The N $\frac{1}{2}$ of Lots 1 and 2, Block 10, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 those that appear on the attached exhibit "A" 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 \$ 44,000.00. 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 24 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.

William A. Bartlett by Catherine M. Bartlett, His attorney in fact
William A. Bartlett by Catherine M. Bartlett, His attorney in fact

Catherine M. Bartlett
Catherine M. Bartlett
STATE OF OREGON, County of _____) ss.
October 24, 19 89

STATE OF OREGON,
County of Klamath)
October 24, 19 89 ss.

Personally appeared the above named
Catherine M. Bartlett for herself
and as power of attorney for
William A. Bartlett

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:

Before me:
(OFFICIAL SEAL) William C. Cunniff
Notary Public for Oregon
My commission expires: 11-20-92

William A. Bartlett and Catherine M. Bartlett

1276 Lakeshore Dr
KFO 97601
GRANTOR'S NAME AND ADDRESS

Pauline Mary Kenneally
P.O. Box 525
Fort Klamath, Oregon 97626
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.

By _____ Recording Officer
Deputy

SUBJECT TO:

EXHIBIT "A"

1. Taxes for the fiscal year 1989-1990, a lien, not yet due and payable.

20486

Account No: 3809 029BB 02500

Key No: 184473

2. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: June 6, 1973

Recorded: June 14, 1973

Volume: M73 at page 7412, Microfilm Records of Klamath County, Oregon

Amount: \$25,500.00

Mortgagor: Henry C. Neely and Elissa C. Neely, husband and wife

Mortgagee: Amfac Mortgage Corporation

Said Mortgage was assigned by instrument,

Dated: July 3, 1973

Recorded: July 6, 1973

Volume: M73 at page 8586, Microfilm Records of Klamath County, Oregon

From: Amfac Mortgage Corporation

To: Government National Mortgage Corporation, a corporation

Said Mortgage was assigned by instrument,

Dated: January 15, 1974

Recorded: January 31, 1974

Volume: M74, at page 1065, Microfilm Records of Klamath County, Oregon

From: Government National Mortgage Corporation, a corporation

To: Amfac Mortgage Corporation

Said Mortgage was assigned by instrument,

Dated: April 9, 1987

Recorded: May 7, 1987

Volume: M87 at page 7812, Microfilm Records of Klamath County, Oregon.

From: Commonwealth Mortgage Corporation of America successor by merger to Amfac Mortgage Corporation

To: Commonwealth Mortgage Company of America L. P.

Said mortgage buyer, Pauline Mary Kenneally agrees to assume and pay,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of Oct. A.D. 19 89 at 3:41 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 20485.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Kenneally