

KNOW ALL MEN BY THESE PRESENTS, That Jim A. Kelley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gregory L. Hull & Shondra Lynn Hull, 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 2 in Block 11, FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, according to official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 029CA 07900

**page 15626 which the herein grantee does not assume or agree to pay

"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 all those of record and those apparent upon the land, if any, as of the date of this deed. Subject to trust deed in favor of Klamath First Federal Savings, M76,** 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 \$ 13,000.00

However, the actual consideration paid for this deed is the full and entire value of the premises when it is the whole or part of the consideration and does not include the value of the same in the hands of the grantor, if not applicable, should be stated.

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 28 day of November, 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.

Jim A. Kelley
Jim A. Kelley

STATE OF OREGON)
County of Curry) ss.
November 28, 19 89

Personally appeared the above named Jim A. Kelley

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-1-91

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)

Notary Public for Oregon
My commission expires: _____

Jim A. Kelley
97058 Bluebird Ln
Gold Beach, OR 97444

GRANTOR'S NAME AND ADDRESS

Gregory L. Hull & Shondra Lynn Hull

GRANTEE'S NAME AND ADDRESS

Gregory L. Hull & Shondra Lynn Hull

NAME, ADDRESS, ZIP

Gregory L. Hull & Shondra Lynn Hull

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of Dec., 19 89, at 9:56 o'clock A M., and recorded in book M89 on page 23799 or as file/reel number 8850, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullender Deputy

Fee \$8.00