

KNOW ALL MEN BY THESE PRESENTS, That ROY C. SIGLER & PATRICIA L. SIGLER, husband and wife hereinafter called the grantor; for the consideration hereinafter stated, to grantor paid by ALMA E. HILL & ROSE ANN HILL, husband & 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

"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 \$ 21,000.00.  
~~However, this instrument is not to be construed as a deed of gift, but as a deed of sale, and the grantor hereby warrants that the consideration stated herein is the true and actual consideration paid for the premises described herein.~~  
 See ORS 93.036;

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 23rd 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.

Roy C. Sigler  
 Roy C. Sigler

Patricia L. Sigler  
 Patricia L. Sigler

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: \_\_\_\_\_

STATE OF OREGON,  
 County of Klamath, ss.  
Oct 23, 19 89.

Personally appeared the above named  
ROY C. SIGLER & PATRICIA L. SIGLER

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

Before me:  
Deborah L. Lohr  
 Notary Public for Oregon  
 My commission expires: 10-24-92

Roy C. Sigler & Patricia L. Sigler  
PO Box 777  
Gilchrist, OR 97737

Alma E. Hill & Rose Ann Hill  
PO Box 199  
Crescent OR 97733

After recording return to:  
Alma E. Hill & Rose Ann Hill  
PO Box 199  
Crescent OR 97733

NAME ADDRESS, ZIP  
Alma E. Hill & Rose Ann Hill  
PO Box 199  
Crescent OR 97733

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

## EXHIBIT "A"

Commencing at the N.W. Corner of Section 31, Township 24 South Range 9 East of the Willamette Meridian; thence East 877.6 feet to a metal stake on the West side of Highway 97; Thence 464 1/2 feet in a Southerly direction and parallel to Highway 97 to the place of beginning; thence 80 feet in a Southerly direction and parallel to Highway 97; thence 200 feet in a Westerly direction and at right angles to Highway 97; thence 80 feet in a Northerly direction and parallel to Highway 97; thence 200 feet in an Easterly direction and at right angles to Highway 97 to the place of beginning, less a 20 foot strip for Highway described in Deed Volume 154, at page 4 of the records of Klamath County, Oregon.

Tax Account No: 2409 031BB 02200 (Covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day  
of Dec. A.D., 19 89 at 3:28 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 24233.

Evelyn Biehn, County Clerk

FEE \$13.00

By Debra Mulendore