

KNOW ALL MEN BY THESE PRESENTS, That Freddie E. Lykins & Wendy L. Lykins, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark M. Pettus & Theron M. Pettus, not as tenants in common, but with**, 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:

**right of survivorship

Lot 16, Block 2, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 015AA 03500

"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 recorded October 26, 1988, in Volume M 88, Page 18104 which the grantees assume and agree to pay, 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 \$ 49,500.00. However, the parties have agreed that the above stated consideration is not to be used as evidence of the value of the property transferred, but only as evidence of the amount of the loan secured by the deed of trust recorded on the same day as this deed.

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 15 day of November 1989; 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.

Freddie E. Lykins by Wendy L. Lykins
Freddie E. Lykins, by Wendy L. Lykins,
attorney in fact
Wendy L. Lykins

STATE OF OREGON,
County of Klamath) ss.
November 15, 1989

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared the above named
Wendy L. Lykins, individually and
as attorney in fact for Freddie E.
Lykins.

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

Personally appeared _____ and
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)

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Notary Public for Oregon
My commission expires:

Freddie E. Lykins & Wendy L. Lykins

3435 Shasta Way, #21
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Mark M. Pettus & Theron M. Pettus

P.O. Box 11512
Glendale, CA 91216-7512
GRANTEE'S NAME AND ADDRESS

Mark M. Pettus & Theron M. Pettus

P.O. Box 11512
Glendale, CA 91216-7512
NAME, ADDRESS, ZIP

Until a charge is requested, all tax statements shall be sent to the following address:

Mark M. Pettus & Theron M. Pettus

P.O. Box 11512
Glendale, CA 91216-7512
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 18th
day of Dec., 19 89
at 2:17 o'clock PM., and recorded
in book M89 on page 24403 or as
file/reel number 9185.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullenders, Deputy