

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. TOENJES & PATRICIA H. TOENJES,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTINE W. SELZNICK & ANNE FLEMING JOHNSON, not as tenants in common but with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and said 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:

PARCEL 1: The Southeasterly one-half of Lots 7 and 8, Block 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-28CC-3900

PARCEL 2: The North half of Lot 7, less the Easterly 22.5 feet of said Lot, the North half of Lot 8, all in Block 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3809-28CC-3800

SUBJECT TO: Existing Trust Deeds recorded in Volume M89, page 4478 and Volume M89, page 4483 Microfilm Records, which buyers herein agree to assume and 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 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 \$ 20,700.00

~~However, if the consideration is paid in part by cash and part by promissory notes or other evidence of debt, the whole or part of the consideration in money or its equivalent received by the grantor from the grantee should be stated in the body of this instrument.~~

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 6th 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.

Michael J. Toenjes
Michael J. Toenjes

Patricia H. Toenjes
Patricia H. Toenjes

STATE OF OREGON)
County of Multnomah) ss.
October 6, 19 89

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

Personally appeared the above named _____
Michael J. Toenjes & Patricia H. Toenjes

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.

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

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Michael J. & Patricia H. Toenjes
2030 NW Marshall #212
Portland, OR 97209

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of December, 19 89, at 9:51 o'clock A. M., and recorded in book M89 on page 24888 or as file/reel number 9462

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

Christine W. Selznick & Anne Fleming Johnson
PO Box 2487
Santa Maria CA 93455

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Evelyn Biehn, County Clerk
Recording Officer
By Berntha S. Petch Deputy