

KNOW ALL MEN BY THESE PRESENTS, That DAVID N. BICKETT who acquired title as David M. Bickett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MELVIN W. LEMKE

, 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:

Lots 52 and 53 and the South one half of the vacated alley adjacent on the North, of ROSELAWN, a subdivision of Block 70, BUENA VISTA 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. 3809-29BD-9100

SUBJECT TO: Liens and encumbrances of record including Mortgages in favor of the State of Oregon, Department of Veterans' Affairs, recorded in Volume M78, page 42 and Volume M78, page 17592, Microfilm Records of Klamath County, Oregon, which buyer herein agrees 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 \$ 35,640.00.
~~However, the actual consideration consists of consideration for the property, and value given or promised which is the subject of the conveyance (for example, the consideration for the purchase of the property, if applicable, should be stated. 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 5th day of February, 19 90; 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.

STATE OF OREGON,
County of Klamath) ss.

STATE OF OREGON, County of _____) ss.

2/5 19 90

Personally appeared the above named
David N. Bickett

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

_____ 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) PAMELA J. SPENCER
Notary Public for Oregon
My commission expires: 6/16/92

Notary Public for Oregon
My commission expires:

DAVID N. BICKETT

PO Box 6645

Kent, WA 98064

GRANTOR'S NAME AND ADDRESS

MELVIN W. LEMKE

605 St. Francis

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MELVIN W. LEMKE

605 St. Francis

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

MELVIN W. LEMKE

605 St. Francis

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 7th day of Feb., 19 90, at 10:20 o'clock A M., and recorded in book M90 on page 2583 or as file/reel number 11099, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Dorene Mullendare Deputy

Fee \$28.00