

12279

MTC #23180-DN

DUSTIN L. GERBING

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. HARDIN and SANDRA HARDIN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

The Easterly 80 feet of Lot 4, BURNSDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 01000 06900

Subject to: the reservation of a Life Estate for Harriett M. Gerbing to occupy the residence as long as she should live.

"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 all those of record and those 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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 8th day of March, 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.

Dustin L. Gerbing
Dustin L. Gerbing

SEE ATTACHED

Form 1885/379

SS.

STATE OF CALIFORNIA }
COUNTY OF Shasta } SS.

On March 8, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Dustin L. Gerbing

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.



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Signature Shirley Ann Marks

SHIRLEY ANN MARKS
Name (Typed or Printed)

(This area for official notarial seal)

Dustin Gerbing	
1931 Bechelli Lane	
Redding, CA 96002	
GRANTOR'S NAME AND ADDRESS	
William G. Hardin & Sandra Hardin	
4023 Sturdivant	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
Atty recording return to	
William & Sandra Hardin	
4023 Sturdivant	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address	
William G. Hardin & Sandra Hardin	
4023 Sturdivant	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON,

SS.

County of Klamath
I certify that the within instrument was received for record on the 13th day of March, 1990, at 9:58 o'clock A M., and recorded in book M90 on page 4613 or as file/reel number 12279.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulender Deputy

Fee \$28.00