

12395

MTC #23190-D

KNOW ALL MEN BY THESE PRESENTS, That
CHARLES A. GARRETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

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 \$ 30,500.00.

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 herein apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 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.

+ Charles
Charles A. Garrett

STATE OF OREGON,)
County of Klamath) ss.
March 14, 1990

Personally appeared the above named _____
Charles A. Garrett

and acknowledged the foregoing instrument
in his free and voluntary act and deed.

SEAL) Notary Public for Oregon
My commission expires:

Charles A. Garrett
2128 Oregon Avenue
Klamath Falls, OR 97601

Kathy J. McGrath
1534 Crescent Ave
Klamath Falls, OR 97601

After re-reading return to:
Kathy J. McGrath

about

Kathy J. McGrath
C/O Kilmath 1st ed

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

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/ree/ number _____.

Record of Deeds of said county.

Witness my hand and seal of County _____ affixed.

By _____ Recording Officer
Deputy

MTC NO: 23190-D

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 1 and 2, Block 31, HOT SPRINGS ADDITON TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 31 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence running Northeasterly along the Southeasterly line of LeRoy Street a distance of 50 feet to a point; thence Southeasterly at right angles to said Southeasterly line of LeRoy Street a distance of 75 feet to a point; thence Southwesterly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwesterly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.

Tax Account No: 3809 028BC 14600

Subject to:

1. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: March 14, 1986

Recorded: March 14, 1986

Volume: M86, page 4356, Microfilm Records of Klamath County, Oregon

Amount: \$20,250.00

Grantor: Charles A. Garrett

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

2. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: March 12, 1986

Recorded: March 17, 1986

Volume: M86, page 4438, Microfilm Records of Klamath County, Oregon

Amount: \$3,800.58

Grantor: Charles A. Garrett

Trustee: Aspen Title & Escrow, Inc., an Oregon corporation

Beneficiary: Leonard P. Allen and Betty J. Allen, husband and wife

WHICH GRANTEE AGREES TO ASSUME AND PAY IN FULL.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 15th day

Filed for record at request of Mountain Title Co. _____
of March A.D. 19 90 at 11:35 o'clock A.M., and duly recorded in Vol. M90
of _____ Deeds on Page 4822

Evelyn Biehn County Clerk
By *Lauree Muelandore*

FEE \$33.00