

KNOW ALL MEN BY THESE PRESENTS, That JAMES P. GRAY & JANET M. GRAY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. HORN JR. & FRIEDA S. F. HORN, husband and wife, 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:

Lot 25, Block 4, WAGON TRAIL ACRES NO. 1, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 2309-1A0-7400

Subject to: Liens and encumbrances of record including Trust Deed in favor of Western Bank recorded in Volume M79, page 23247, Microfilm Records of Klamath County, Oregon, 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 \$ 54,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 10th 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.

SONYA GREGORY
NOTARY PUBLIC - OREGON

My Commission Expires 10-29-93

James P. Gray
James P. Gray

Janet M. Gray
Janet M. Gray

STATE OF OREGON,
County of Deschutes ss.
March 10, 19 90.

STATE OF OREGON, County of _____, ss.

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,

Personally appeared the above named _____
James P. Gray & Janet M. Gray

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

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.

SONYA GREGORY
NOTARY PUBLIC - OREGON

Before Me, Commission Expires _____

Before me: _____

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 10-29-93

My commission expires: _____

James P. Gray & Janet M. Gray
21067 Woodhaven Ave.
Bend, OR 97702

GRANTOR'S NAME AND ADDRESS
Thomas E. Horn Jr. & Frieda S. F. Horn
6201 Edmontan Dr.
Bend OR 97702

GRANTEE'S NAME AND ADDRESS
Thomas E. Horn Jr. & Frieda S. F. Horn
6201 Edmontan Dr.
Bend, OR 97702

NAME, ADDRESS, ZIP
Thomas E. Horn Jr. & Frieda S. F. Horn
6201 Edmontan Dr.
Bend, OR 97702

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of March, 19 90, at 8:43 o'clock A.M., and recorded in book M90 on page 5162 or as file/reel number 12564

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Caroline Muelndere Deputy

Fee \$28.00