

KNOW ALL MEN BY THESE PRESENTS, That TERRY J. SCHLEISMAN and DEBORAH SUE SCHLEISMAN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STUART D. STEIN and VALERIE D. STEIN, 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:
SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SEE ADDITIONAL TERMS OF THIS DEED ON THE REVERSE 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."

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 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 \$ 62,500.00
~~HOWEVER, THE GRANTOR HEREBY CERTAINS THAT THE GRANTOR'S OBLIGATION TO THE GRANTOR IS LIMITED TO THE AMOUNT OF THE CONSIDERATION PAID FOR THIS TRANSFER, AND THE GRANTOR SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES OR LOSSES, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES, COURT COSTS, AND OTHER REASONABLE EXPENSES, IN CONNECTION WITH THIS TRANSFER.~~

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 30 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.

TERRY J. SCHLEISMAN
DEBORAH SUE SCHLEISMAN

STATE OF OREGON,
County of Klamath) ss.
March 30, 19 90 .

Personally appeared the above named
TERRY J. SCHLEISMAN and DEBORAH SUE SCHLEISMAN

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

Before me:
Christy L. Redd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

TERRY J. SCHLEISMAN and DEBORAH SUE SCHLEISMAN

GRANTOR'S NAME AND ADDRESS
<u>STUART D. STEIN and VALERIE D. STEIN</u>
GRANTOR'S NAME AND ADDRESS
After receiving return to:
<u>SAME AS GRANTEE</u>
NAME, ADDRESS, ZIP
Until a change is required all the statements of all be sent to the following address:
<u>SAME AS GRANTEE</u>
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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

STATE OF OREGON,) ss.

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/roll number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
By _____ Deputy

LEGAL DESCRIPTION:

The East 50 feet of Lots 12 and 13, Block 39, 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 39, aforesaid; thence West along the South line of Lot 13, 50 feet; thence North parallel to the alley through Block 39 to Esplanade; thence Northeast along Esplanade to the most Northerly corner of Lot 12; thence South along the East line of Lots 12 and 13 to the place of beginning.

Tax Account No: 3809 028CB 03800

ADDITIONAL TERMS:

For and in consideration of \$9,229.06 the receipt of which is hereby acknowledged and as a further consideration the grantee hereby assumes and agrees to pay, according to the terms and tenor, the balance due on the Trust Deed in favor of Jackson County Federal Savings and Loan Association who subsequently assigned their interests to Countrywide Funding Corporation who subsequently assigned their interests to Southmark Mortgage Corporation of America, as Beneficiary, dated January 12, 1988, and recorded January 19, 1988, in Volume M88, page 908, in the Microfilm Records of Klamath County, Oregon, the original amount of which was \$53,500.00. The grantee, as a further consideration, assumes the obligations of TERRY J. SCHLEISMAN and DEBORAH SUE SCHLEISMAN under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Stuart D. Stein

STUART D. STEIN, Grantee

Valerie D. Stein

VALERIE D. STEIN, Grantee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day of March A.D. 19 90 at 2:24 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 5838.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline M. Anderson