

KNOW ALL MEN BY THESE PRESENTS, That

JAMES E. MOTLEY and MILDRED M. MOTLEY, husband and wife

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

STAN SUTTON and LEIGH SUTTON, husband and wife

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 5 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 035DC 05700

"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 \$ 30,000.00.

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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of May, 1990; 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.

James E. Motley
James E. Motley

Mildred M. Motley
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,
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,)
County of Klamath) ss.
May 1st 19 90

Personally appeared the above named
James E. Motley
Mildred M. Motley

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

Dana M. Nielsen
DANA M. NIELSEN
Notary Public-Oregon
My Commission Expires 12/94
Notary Public for Oregon

(OFFICIAL
SEAL)

James & Mildred Motley
P.O. Box 1593
Klamath Falls, OR 97601

Stan & Leigh Sutton
P.O. Box 1005
Klamath Falls OR 97601

After recording return to
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Unit a change is requested all tax statements shall be sent to the following address

SAME AS GRANTEE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 2nd
day of May, 19 90,
at 10:26 o'clock AM., and recorded
in book M90 on page 8223 or as
file/reel number 14295,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Paulene Muelender, Deputy

Fee \$28.00