

KNOW ALL MEN BY THESE PRESENTS, That TROY ALLEN GARRIGUEShereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH G. HILL

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 12, Block 2, LOCKFORD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11DA-6200

Subject to: Trust Deed recorded in Volume M86, page 14838, Microfilm records of Klamath County, Oregon, assigned to Troy & Nichols Inc. by instrument recorded in Volume M86, page 14843 and re-recorded in Volume M86, page 15749, Microfilm Records, which buyer herein agrees 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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for which the property described in this instrument is transferred, if any, it is hereby acknowledged. (The sentence between the brackets, if any, 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 31st day of May, 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.

Troy Allen Garrigues
Troy Allen Garrigues

STATE OF OREGON,)
County of Klamath) ss.
5/31, 19 90

Personally appeared the above named Troy Allen Garrigues

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

Pamela J. Spencer
Before PAMELA J. SPENCER
(OFFICIAL NOTARY PUBLIC-OREGON
SEAL) My Notary Public for Oregon 5/16/92
My commission expires

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

Troy Allen Garrigues
1533 Madison
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Keith G. Hill
5535 Lockford
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Keith G. Hill
5535 Lockford Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Keith G. Hill
5535 Lockford Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 31st day of May, 19 90, at 4:24 o'clock P M., and recorded in book M90 on page 10508 or as file/reel number 15562

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muellendick Deputy