

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

Lots 10, 11 and 12, Block 21, SUPPLEMENTAL PLAT OF MOUNTAIN VIEW 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.
Klamath County Tax Account #3809-020DD-01100.

4 PM 3 40
JUN 4
SUBJECT TO: Trust Deed, recorded February 16, 1977, in Volume M77, page 2848, Microfilm Records of Klamath County, Oregon in favor of American Savings and Loan Association, a Utah savings and loan association, as Beneficiary; and Agreement recorded February 13, 1980, in Volume M80, page 2871, Microfilm Records of Klamath County, Oregon, in favor of Kenneth W. Moty, as Vendor, **see continued below
"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 \$ 82,500.00

~~SEALERS 251500XXX~~
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.

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 14th day of June, 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.

****continued -** the Grantee does not agree to assume nor pay this Trust Deed and Contract, but does agree to assume and pay that Contract

recorded August 29, 1988, in Vol. M88, page 13948, in favor of Thelma M. Surroz, as Ven

STATE OF OREGON,
County of Klamath ss.
June 4, 19 90

Personally appeared the above named _____
GREGORY L. BAKER and DENISE V. BAKER

And acknowledged the foregoing instrument to be their ⁰⁰ voluntary act and deed.

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.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: /

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GREGREY L. BAKER and DENISE V. BAKER
2365 Linda Vista Dr.
Klamath Falls, OR 97601

HADLEY S. TREMAINE and EDNA R. TREMAINE
1965 Tiffany
Klamath Falls, OR 97601

After recording return to

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

SS.

County of Klamath
I certify that the within instrument was
received for record on the 4th
day of June, 19 90,
at 3:40 o'clock P M., and recorded
in book M90 on page 10734 or as
file/serial number 15694.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Caroline Mullendore Deputy

Fee \$28.00