

KNOW ALL MEN BY THESE PRESENTS, That Allan Sears & Shirley N. Sears, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard D. Bays, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 6 SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2310 036C0 09200

MOUNTAIN TITLE COMPANY

"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 to 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 \$ 3,225.00. ~~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 6 day of August, 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.

STATE OF OREGON, California)
County of SAN MATEO) ss.
August 6, 19 90

Allan Sears

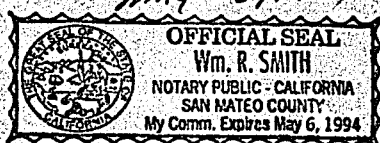
Shirley N. Sears

Personally appeared the above named Allan Sears & Shirley N. Sears

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

Before me:

Wm. R. Smith
Notary Public for ~~Oregon~~ California
My commission expires: MAY 6, 1994



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

Allan Sears & Shirley N. Sears
1765 Norfolk St
San Mateo, CA 94403

GRANTOR'S NAME AND ADDRESS

Richard D. Bays
5916 G. St
Springfield, OR 97428

GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard D. Bays
5916 G. St
Springfield, OR 97428

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Richard D. Bays
5916 G. St
Springfield, OR 97428

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Aug., 19 90,

at 3:09 o'clock P.M., and recorded in book M90 on page 16212 or as file/reel number 18835.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Caroline Muelenare Deputy

Fee \$28.00