

KNOW ALL MEN BY THESE PRESENTS, That

J. Bruce Owens and E. Marie Owens, husband and wife

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

Roderick C. Wendt and Carol M. Wendt, husband and wife, 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:

Lots 10, 11, and 12 in Block 11, IRVINGTON HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-021CB-01900

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 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 \$ 6,000.00

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 29th day of August, 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.

STATE OF OREGON,

County of Klamath

August 29, 1990

Personally appeared the above named
J. Bruce Owens and
E. Marie Owens

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

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)

J. Bruce Owens & E. Marie Owens

1925 Calhoun

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Roderick C. Wendt & Carol M. Wendt

2120 Fairmount

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

AFTER RECORDING THIS DEED

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change of address is received, all correspondence 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 30th

day of Aug., 1990

at 10:04 o'clock A.M., and recorded

in book M90 on page 17355 or as

file/reel number 19499

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Nishida, Deputy

Fee \$28.00

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