

KNOW ALL MEN BY THESE PRESENTS, That RONNIE C. GABRIELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. WOOD, 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: Beginning on the South Line of Lot 7 in Block 9 of FAIRVIEW ADDITION NO. 2 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, 36 feet 8 inches West of the Southeast corner of said Lot; thence West parallel with Fulton Street 36 feet 8 inches; thence North at right angles to Fulton Street 100 feet; thence East parallel with Fulton Street 36 feet 8 inches; thence South at right angles to Fulton Street 100 feet to the place of beginning being a portion of Lots 7 and 8 of said Block and Addition. SUBJECT TO: Trust Deed, dated Oct. 26, 1988, recorded Oct. 28, 1988, in Vol. M88, page 18238, in which Vida M. Vancy and Sharron E. Fern are the Beneficiaries. The above Grantee hereby agrees to assume and to pay in full Tax Account No: 3809 023CA 06501

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."

Do 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 \$18,750.00

~~It is the intention of the parties to this deed that the same shall constitute a conveyance of the premises described herein to the grantee and his heirs, successors and assigns, and that the grantor shall warrant and defend the same against all 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 28 day of September, 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.

Ronnie C. Gabrielson
Ronnie C. Gabrielson

STATE OF OREGON,
County of Klamath
Subscribed and sworn to before me this 28 day of September, 19 90.

Personally appeared the above named Ronnie C. Gabrielson

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me:

Notary Public for Oregon

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 7/31/93

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)

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of Oct., 19 90, at 11:05 o'clock A.M., and recorded in book 290 on page 20475 or as file/reel number 21280.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$28.00