

KNOW ALL MEN BY THESE PRESENTS, That Perry Norris Rickard and Janet K. Rickard, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ula V. Palmer, 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:

SEE LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised by the grantee or part of the consideration (indicate which). (The sentence between the symbols of not applicable should be deleted. SEE CASE 33036XXXX)

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 5th day of November, 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 STANISLAUS) ss.
November 5, 19 90

Personally appeared the above named
Perry Norris Pickard and
Janet K. Rickard

and acknowledged the foregoing instrument
to be their voluntary act and deed.
Before me: Lisa C. Tucker
Lisa C. Tucker
Notary Public for ~~Oregon~~ California
My commission expires:



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)

Perry Norris Pickard & Janet K. Rickard
3032 Glenfield Ln.
Ceres, CA 95307

GRANTOR'S NAME AND ADDRESS

Ula V. Palmer
Rt. 2 Box 326
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received, all my communications shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

23659

MTC NO: 24388-K

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwestern one-half of Lots 7 and 8 in Block 4 of TOWN OF LINKVILLE, not City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Commencing at the point of intersection of the Westerly line of First Street with the Southerly line of High Street in said City; thence Southwesterly along the Southerly line of High Street, 130 feet, more or less to Westerly line of said Lot 7; thence Southeasterly along Westerly line of Lot 7, sixty feet; thence Northeasterly parallel with the Southerly line of High Street 130 feet, more or less, to the Westerly line of First Street; thence Northwesterly along the Westerly line of First Street 60 feet to the place of beginning.

Tax Account No: 3809 032BD 08500

.....subject to a Trust Deed ~~(Mortgage)~~ including terms and provisions thereof, on said property in the original face amount of \$ 54,900.00 executed by grantors herein on September 17 19 86, in favor of U. S. Bancorp Mtgs security for a loan guaranteed (or insured) by the Secretary of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed ~~(Mortgage)~~ being recorded on September 19, 19 86, in Volume M86, Page 16900, of the records of Klamath, County, Oregon State, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of the Note under the terms of the instruments creating and securing the loan described above to indemnify the Secretary of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

[Signature] 11/28/90 + [Signature] 11/28/90
SELLER DATE BUYER DATE

X [Signature] DATE BUYER DATE
SELLER

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Nov. A.D., 19 90 at 9:24 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 23658.

FEE \$33.00

Evelyn Biehn. County Clerk

By Pauline Muehlendore