

KNOW ALL MEN BY THESE PRESENTS, That Lester H. Hubbard, Sr. and Glennice A. Hubbard, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David C. Stange and Kathleen A. Stange, as tenants by the entirety, 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:

The North 40 feet of the South 80 feet of Lots 702 and 703 in Block 104, MILLS 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.

SUBJECT TO: Trust Deed (including the terms and provisions thereof), dated February 1, 1989, recorded February 3, 1989 in Volume M89, at page 2155, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is Kenneth Kinsman and Linca Kinsman, husband and wife. The above Grantee does not agree to assume and pay in full.

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 \$ 25,900.00

~~However, the grantor hereby warrants that the above described premises are not subject to any other property taxes or other taxes or assessments which are due and payable by the grantor or any predecessor in title of the grantor, and that the grantor shall pay the same when due and payable.~~

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 9th day of January, 19 91; 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) ss.
1-11, 19 91

Glennice A. Hubbard as attorney in fact for Lester H. Hubbard, Sr.
Glennice A. Hubbard as attorney in fact for Lester H. Hubbard, Sr.

Personally appeared the above named Glennice A. Hubbard, individually and as attorney in fact for Lester H. Hubbard, Sr.

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

Before me:

Notary Public for Oregon

My commission expires: 6-8-92

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)

Lester H. Hubbard, Sr. & Glennice A. Hubbard

1400 Radcliff

Reno, NV 89502

GRANTOR'S NAME AND ADDRESS

David C. Stange & Kathleen A. Stange

4045 Hilyard #7

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

David C. Stange and Kathleen A. Stange

4045 Hilyard #7

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

David C. Stange and Kathleen A. Stange

4045 Hilyard #7

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 14th

day of Jan., 19 91,

at 2:05 o'clock P. M., and recorded

in book M91 on page 890 or as

file/reel number 24793

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy