

KNOW ALL MEN BY THESE PRESENTS, That
Carolyn Maggiora

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Bentley George and D. Frances George, 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:

Lot 9, Block 109, BUENA VISTA 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 March 27, 1980, recorded March 27, 1980 in Vol. M80, page 5765, microfilm records of Klamath County, Oregon. The above Grantee does NOT agree to assume and pay. Real Estate Contract, dated January 10, 1986, recorded January 10, 1986, in Vol. M86, page 542, microfilm records of Klamath County, Oregon. The Above Grantee does NOT agree to assume and pay. Real Estate Contract, dated July 6, 1989, dated July 19, 1989, in Volume M89 page 13149, microfilm records of Klamath County. Above Grantee agrees to assume and pay. 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, IF ANY, 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 \$ 27,000.00. However, the actual consideration consists of or includes the property or value given or promised which is the whole part of the consideration indicated which (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 15 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.

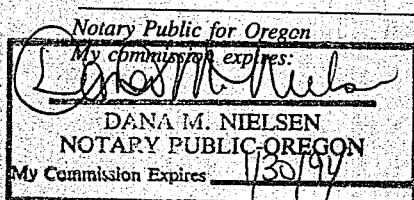
STATE OF OREGON,)
County of Klamath) ss.
January 15, 19 91

Carolyn Maggiora
Carolyn Maggiora

Personally appeared the above named
Carolyn Maggiora

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

Before me:



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)

Carolyn Maggiora
2432 Orchard

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Robert Bentley George & D. Frances George
1010 California
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is required all tax statements 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 15th day of Jan., 19 91,

at 3:03 o'clock P. M., and recorded in book M91 on page 996 or as file/reel number 24859

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dana M. Nielsen Deputy

Fee \$28.00