

KNOW ALL MEN BY THESE PRESENTS, That RANDALL E. SEIDEL aka RANDALL EDWARD SEIDEL and MARY ELIZABETH SEIDEL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDY A. FARRIS and CYNTHIA L. FARRIS, husband and wife, as to an undivided 49% interest ^{**see continued below}, 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:

Tract 31 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Grantees continued - and ALICE F. LEWIS, as to an undivided 51% interest for her life with remainder to Randy A. Farris and Cynthia L. Farris, or the survivor thereof.

SEE EXCEPTIONS ON THE REVERSE SIDE OF THIS DEED

"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 those set forth on the reverse side of this deed 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 \$ 42,960.37.
~~XXXXXX THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT THE GRANTOR HAS RECEIVED THE SAME IN FULL PAYMENT OF THE CONSIDERATION AND THAT THE GRANTOR HAS NO OTHER CLAIMS OR INTERESTS IN THE PROPERTY DESCRIBED IN THIS DEED.~~

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 4th day of February, 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.
February 4, 19 91

Personally appeared the above named MARY ELIZABETH SEIDEL for herself and MARY ELIZABETH SEIDEL as attorney-in-fact for RANDALL EDWARD SEIDEL

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

Before me:

Kristi S. Redd
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)

RANDALL EDWARD & MARY ELIZABETH SEIDEL

3251 North Flanwill

Tucson, AZ 85716

GRANTOR'S NAME AND ADDRESS

RANDY A. & CYNTHIA L. FARRIS, ALICE F. LEWIS

2765 Dayton

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

ODVA - Loan #P36164

700 Summer St. NE

Salem, OR 97310-1201

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/peel number _____.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer
Deputy

CONTINUED FROM THE REVERSE

SUBJECT TO:

1. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
 Dated: January 16, 1979
 Recorded: January 17, 1979
 Volume: M79, page 1460, Microfilm Records of Klamath County, Oregon
 Amount: \$36,000.00
 Mortgagor: Emil Ludwig Seidel and Irene J. Seidel, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director's of Veterans' Affairs

2. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
 Dated: April 7, 1980
 Recorded: April 7, 1980
 Volume: M80, page 6492, Microfilm Records of Klamath County, Oregon
 Amount: \$8,650.00
 Mortgagor: Emil Ludwig Seidel and Irene J. Seidel, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

Assumption Agreement, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: May 12, 1988

Recorded: May 18, 1988

Volume: M88, page 7780, Microfilm Records of Klamath County, Oregon

By: Department of Veterans' Affairs

From: Emil Ludwig Seidel and Irene J. Seidel, husband and wife

To: Randall Edward Seidel and Mary Elizabeth Seidel, husband and wife

The Grantees named herein hereby agree to assume and pay in full both of the above described Mortgages as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
 of Feb. A.D., 19 91 at 3:17 o'clock P M., and duly recorded in Vol. M91,
 of Deeds on Page 2153.

FEE \$33.00

Evelyn Biehn, County Clerk

By *Evelyn Biehn*