

KNOW ALL MEN BY THESE PRESENTS, That Eleanor M. Smith, who acquired title as Eleanor M. Bissell hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael W. Young and Kathryn L. Young, 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 38 in Block 1 of FIRST ADDITION TO KELENE GARDENS, 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 December 12, 1969, recorded December 17, 1969, in Vol. M69, Microfilm Records of Klamath County, Oregon, wherein the original Grantor: Jan Boshuizen and Eleanor R. Boshuizen, the original Trustee: Transamerica Title Insurance Co., the original Beneficiary: Ward Cook, Inc. The Beneficial Interest has subsequently been assigned to Electrical Workers Benefit Association. the above Grantees hereby agree to assume and pay this Trust Deed in full, and to hold Grantors harmless therefrom.
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 \$ 43,000.00
~~XXXXXX THE ABOVE CONSIDERATION DOES NOT INCLUDE THE PROPERTY OR VALUE GIVEN OR GRANTED WHICH IS THE WHOLE OR PART OF THE ESTATE OF THE GRANTOR IN THE PROPERTY DESCRIBED IN THIS INSTRUMENT. IF ANY, IT SHOULD BE DELETED. SEE ORS. 31.0100~~

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 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.

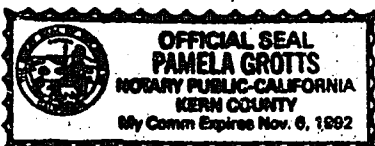
STATE OF ~~OREGON~~ California)
County of Kern) ss.
February 15, 19 91

Eleanor M. Smith
Eleanor M. Smith

Personally appeared the above named
Eleanor M. Smith

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

Before me: Pamela Grots
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)

Eleanor M. Smith
400 Circle Drive
Bakersfield, CA 93308
GRANTORS NAME AND ADDRESS
Michael W. Young & Kathryn L. Young
4834 Lorraine
Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a charge is represented 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 19th day of Feb., 19 91, at 4:03 o'clock P M., and recorded in book M91 on page 3009 or as filed/record number 26036.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Muehlendase Deputy

Fee \$28.00