

KNOW ALL MEN BY THESE PRESENTS, That Jim Mieloszyk and Karyn Mieloszyk, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Chris Elverfeld, dba Klamath Builders, an assumed business name, 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 4, Block 14, EWAUNA HEIGHTS 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.

TOGETHER WITH: City Lien in favor of the City of Klamath Falls, Docketed February 1988, Improvement Unit 302, Card No. 3. The above Grantee does hereby agree to assume and to pay in full and to hold the Seller harmless therefrom.

## 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 \$4,500.00

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS FILED WITH THE CLERK OF THE COUNTY OF KLAMATH, OREGON, WITHIN 90 DAYS OF THE DATE OF RECORDING. IF IT IS NOT FILED WITHIN THE SPECIFIED TIME, THE INSTRUMENT SHALL BE VOID AND OF NO EFFECT.~~

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 20<sup>th</sup> 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 20, 1991

Jim Mieloszyk  
Jim Mieloszyk

Karyn Mieloszyk  
Karyn Mieloszyk

Personally appeared the above named  
Jim Mieloszyk and  
Karyn Mieloszyk

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

Before me:

[Signature]  
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)

Jim Mieloszyk and Karyn Mieloszyk

GRANTOR'S NAME AND ADDRESS

Klamath Builders

P.O. Box 234

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

After recording return to:

Klamath Builders

P.O. Box 234

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Klamath Builders

P.O. Box 234

Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON;

ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of Feb., 19 91, at 3:33 o'clock P.M., and recorded in book M91 on page 3415 or as file/reel number 26275, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Louise Mieloszyk Deputy

Fee \$28.00