

KNOW ALL MEN BY THESE PRESENTS, That Arthur W. Merkl and Joyce E. Merkl, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce Leslie, 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 6, Block 8, TRACT 1091, LYNNEWOOD 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.

****SEE REVERSE FOR DESCRIPTION OF ENCUMBRANCES****

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 upon 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 \$ 129,011.39.
~~Howsoever the consideration consists of or includes other property or value given or promised to the grantee or any part of the consideration (indicated by XXXXX) (the sentence between the symbols XXXXX is not applicable and is hereby deleted. See ORS 93.080) XXXXX~~

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 27th 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 27, 19 91

Personally appeared the above named Jose Reyes as attorney-in-fact for Arthur W. Merkl and Joyce E. Merkl

Arthur W. Merkl

Joyce E. Merkl

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

Before me: Kristi L. 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)

Arthur W. Merkl & Joyce E. Merkl
 23630 Industrial Park Dr.
 Farmington Hills, MI 48024

GRANTOR'S NAME AND ADDRESS

Bruce Leslie
 981 Vista Way
 Klamath Falls, OR 97601

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.

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer

By _____ Deputy

CONTINUED FROM THE REVERSE

3659

SUBJECT TO:

1. Trust Deed, dated June 5, 1978, and recorded June 9, 1978, in Volume M78, page 12305, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary.
2. Trust Deed, dated September 8, 1980, and recorded September 15, 1980, in Volume M80, page 17392, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary.

The Grantee named herein does not agree to assume nor pay the above described Trust Deeds and the Grantors herein agree to hold the Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Feb. A.D., 19 91 at 1:45 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 3658.

FEE \$33.00

Evelyn Biehn * County Clerk

By Pauline Muelen