

KNOW ALL MEN BY THESE PRESENTS. That

JOHN T. BRADLEY, II and CHRISTINE C. BRADLEY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIMBERLY A. MC KOWN & DAVID WHITE, each as to an undivided 50% interest, as tenants in common, 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 16, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; ALSO, that portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Easterly right-of-way of the Southern Pacific Railroad, LESS that portion lying within the right of way of the Dalles California Highway.

****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*

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 \$ 100,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00

In Witness Whereof, the grantor has executed this instrument this 24th day of April, 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
April 12 19 91

JOHN T. BRADLEY, II

Christine C. Bradley
CHRISTINE C. BRADLEY

Personally appeared the above named JOHN T. BRADLEY II and CHRISTINE C. BRADLEY

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

Before me:

Notary Public for Oregon
My Commission expires:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged to be

president, and by
secretary of

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)

JOHN T. BRADLEY, II & CHRISTINE C. BRADLEY
2023 Benson
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

KIMBERLY A. MC KOWN & DAVID WHITE
1321 Pacific Terrace
Klamath Falls, OR 97601

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:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON

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/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

****CONTINUED FROM THE REVERSE****

SUBJECT TO:

1. Trust Deed, dated January 27, 1982, recorded January 28, 1982, in Volume M82, page 1157, Microfilm Records of Klamath County, Oregon, in favor of Gienger Enterprises, Inc., as Beneficiary.
2. Trust Deed, dated January 29, 1982 and recorded January 28, 1982, in Volume M82, page 1159, Microfilm Records of Klamath County, Oregon, in favor of Transamerica Financial Services, as Beneficiary.
3. Proceedings pending in the Circuit Court of Klamath County, Suit No.: 91-1049CV, Entered March 28, 1991 by Gienger Enterprises, Inc., a dissolved Oregon corporation, as Plaintiff against John T. Bradley, II and Christine C. Bradley, husband and wife, Transamerica Financial Services, Inc., and Otis C. Knighton, as Defendants for Complaint for judicial foreclosure of Trust Deed and Claim on Promissory Note.

The Grantees named herein do not agree to assume nor pay any of the above described Trust Deeds or Proceedings Pending and the Grantors named herein agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of April A.D., 19 91 at 4:02 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 6799.

FEE \$33.00

Evelyn Biehn ~ County Clerk

By Pauline Muelendore