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MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS ADKINS and KATHLEEN J. ADKINS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT D. MAC ARTHUR and DARLEEN MAC ARTHUR, 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: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 those of record and those apparent upon the land, if any, as 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 \$ 66,000.00

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 11th day of June, 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.
June 11, 19 91

DOUGLAS ADKINS
KATHLEEN J. ADKINS

Personally appeared the above named DOUGLAS ADKINS KATHLEEN J. ADKINS

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

Before me: Kristin 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)

DOUGLAS ADKINS and KATHLEEN J. ADKINS	
586 Gatliff	
EUREKA, CA 95501	
GRANTOR'S NAME AND ADDRESS	
SCOTT D. MAC ARTHUR and DARLEEN MAC ARTHUR	
2125 AUBURN ST.	
KLAMATH FALLS, OR 97601	
GRANTEE'S NAME AND ADDRESS	
SCOTT D. MAC ARTHUR and DARLEEN MAC ARTHUR	
2125 AUBURN ST.	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
SCOTT D. MAC ARTHUR and DARLEEN MAC ARTHUR	
2125 AUBURN ST.	
KLAMATH FALLS, OR 97601	
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/reel number. Record of Deeds of said county.
Witness my hand and seal of County affixed.
By Recording Officer Deputy

MTC NO: 25493-KR

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 64.6 feet of Lots 5 and 6, Block 5 of THE TERRACES, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 6 and running thence in a Northwesterly direction along the Easterly line of Mesa Street 100 feet; thence Easterly along the line between Lots 4 and 5 in said Block, 64.6 feet; thence Southeasterly parallel with the Easterly line of Mesa Street 100 feet to the Northerly line of Auburn Street; thence Westerly 64.6 feet to the point of beginning. Also the S1/2 of the W1/2 of Lot 4, Block 5, THE TERRACES, an addition to the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of June A.D., 19 91 at 3:00 o'clock PM., and duly recorded in Vol. M91
of Deeds on Page 11120.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulender