

KNOW ALL MEN BY THESE PRESENTS, That

DAN L. HARTMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. KIRKPATRICK and SHARLEY R. KIRKPATRICK, husband & 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:

The South 1/2 of Lot 24, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.

SUBJECT TO: See Exhibit "A" on reverse for cotinuation which is made a part hereof by this reference.

"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 \$ 41,900.00

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 15th day of August, 1991; 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.

DAN L. HARTMAN

STATE OF OREGON,)
County of Klamath) ss.
August 15, 1991

Personally appeared the above named DAN L. HARTMAN

and acknowledged the foregoing instrument to be his 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
1991, by
president, and by
secretary of

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

DAN L. HARTMAN
3400 LOWER LAKE ROAD
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS
RICHARD A. & SHARLEY R. KIRKPATRICK
1050 Kane St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of
I certify that the within instrument was received for record on the day of 1991, 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

**continued from the reverse

SUBJECT TO:

1. Trust Deed, dated June 27, 1977, and recorded August 16, 1977 in Volume M77, page 14975, Microfilm Records of Klamath County, Oregon, in favor of Manuel M. Ochoa, as Beneficiary.
2. Mortgage, dated June 9, 1986, and recorded June 10, 1986, in Volume M86, page 10116, Microfilm Records of Klamath County, Oregon in favor of Del Parks, as Mortgagee.
3. Real Estate Contract, dated August 14, 1986 of which a memorandum of contract is recorded August 15, 1986, in Volume M86, page 14410, Microfilm Records of Klamath County, Oregon, between John T. Shaw and Christie L. Shaw, as Vendors and Dan L. Hartman, as Vendee.

The Grantees named on the reverse side of this deed do not agree to assume nor pay any of the above described encumbrances #1, #2, & #3 and the Grantors named on the reverse side of this deed agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 16th day
of Aug. A.D., 19 91 at 9:01 o'clock A.M. and duly recorded in Vol. M91
of Deeds on Page 16203.

Evelyn Biehn County Clerk

FEE \$33.00

By Dorene T. Mendenhall