

KNOW ALL MEN BY THESE PRESENTS, That

TTIMOTHY B. DEARING and JANICE E. DEARING, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
WILLIAM S. NEWELL and KATHY M. NEWELL, 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:

Lot 10 of FAIR ACRES, TRACT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Note and Mortgage dated January 31, 1980 and recorded January 31, 1980 in Volume M80, page 2050, Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is the State of Oregon, represented and acting by the Director of Veterans' Affairs. The above grantee does not agree to assume and pay in full this obligation.

"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 full consideration stated in terms of dollars, is \$ 64,400.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 64,400.00

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.

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, 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.
August 15 1991

Personally appeared the above named _____
TIMOTHY B. DEARING
JANICE E. DEARING

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

Before me: Nancy M. Mc
Notary Public for Oregon
My commission expires: 6/8/92

Before me: Nancy M. Shumaker 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: 6/18/92 (SEAL)

TIMOTHY B. DEARING and JANICE E. DEARING
1251 WIARD ST.
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
WILLIAM S. NEWELL and KATHY M. NEWELL
4242 FARGO STREET
KLAMATH FALLS, OR 97603

After receiving return to:
WILLIAM S. NEWELL and KATHY M. NEWELL
4242 FARGO STREET
KLAMATH FALLS, OR 97603

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

WILLIAM S. NEWELL and KATHY M. NEWELL
4242 FARGO STREET
KLAMATH FALLS, OR 97603
HOME ADDRESS OR

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 16th day of Aug., 19 91, at 11:44 o'clock A. M., and recorded in book M91 on page 16261 or as file/reel number 33316.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paula Wheeler Deputy

Fee \$28.00