

KNOW ALL MEN BY THESE PRESENTS, That

LISA WEST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WESLEY SCOTT BENTLEY, JR.

, 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:

Lots 8, 9, and 11, Block 3, INDUSTRIAL 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.

SUBJECT TO: Real Estate Contract dated June 5, 1981 of which a memorandum was recorded June 5, 1981 in Volume M81, page 10117, Microfilm Records of Klamath County, Oregon, wherein LEONARD L. FIKE and JOYCE L. FIKE, husband and wife, as the Vendors. The herein named Grantee hereby agrees to assume and pay in full the above described Vende's interest in Real Estate Contract.

"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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 2nd 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.

LISA WEST

STATE OF OREGON,)
County of Klamath) ss.
August 2, 19 91.

Personally appeared the above named _____
LISA WEST

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

Before me:

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)

LISA WEST

RE. 1 Box 420
Helenwood, TN37755
GRANTOR'S NAME AND ADDRESS

WESLEY SCOTT BENTLEY, JR.
2375 Garden Hwy.
Sacramento, CA 95833
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:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 19thday of Aug., 19 91.at 3:35 o'clock P. M., and recordedin book M91 on page 16450 or asfile/reel number 33426.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Roseline Mendenhall Deputy

Fee \$28.00