

041159 MTC26200-LH

KNOW ALL MEN BY THESE PRESENTS, That

BOBBY D. KLOSS and HESTER E. KLOSS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVE COOLEY and FRED A. COOLEY, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of any property described in this instrument in violation of applicable land use laws and regulations. Before signing or recording 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, in any, as 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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 when 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 4th day of Sept, 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 KlamathCounty of 9-49, 19 91 ss.

Personally appeared the above named

BOBBY D. KLOSS

HESTER E. KLOSS

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

Before me,

Notary Public for Oregon

My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

_____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

BOBBY D. KLOSS and HESTER E. KLOSS
1310 COMMUNITY AVE.
OR

GRANTOR'S NAME AND ADDRESS
DAVE COOLEY and FRED A. COOLEY
1330 LUCRETIA AVE.
SAN JOSE, CA 95122

GRANTEE'S NAME AND ADDRESS
DAVE COOLEY and FRED A. COOLEY
1330 LUCRETIA AVE.
SAN JOSE, CA 95122

NAME, ADDRESS & ZIP

Until a change to registered all tax instructions shall be sent to the following address:
DAVE COOLEY and FRED A. COOLEY
1330 LUCRETIA AVE.
SAN JOSE, CA 95122

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.

Recording Officer

By _____

Deputy

MTC NO. 26200-LH

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Lots 30 and 31 of FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the North line of Lot 33 of FIRST ADDITION TO ALGOMA which is 60 feet South of the Southeast corner of Lot 30 of said subdivision and running thence; South a distance of 752.55 feet, more or less, to a 5/8 inch rebar on the South line of said Lot 33; thence West along the South line of said Lot 33 to the Southwest corner thereof; thence North along the West line of said Lot 33 a distance of 660 feet, more or less, to the Southwest corner of Lot 32 of said Subdivision; thence North 89 degrees 52' East along the South line of said Lot 32 a distance of 196 feet to the Southeast corner thereof; thence North along the East line of said Lot 32 a distance of 92.55 feet, more or less, to its intersection with the North line of said Lot 33; thence East along the North line of said Lot 33 a distance 200 feet, more or less, to the point of beginning, being a portion of Lot 33 of First Addition To Algoma, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of Vacated Orchard Avenue which inurred to Parcels 1 and 2 above.

TOGETHER WITH: a 1975 CONCO Mobile Home, license NO. X122416, which is firmly affixed to the above described real property

SUBJECT TO: Land Sale Contract, including the terms and provisions thereof, dated November 28, 1988, recorded December 20, 1988, in Volume M88, Page 21548, Microfilm Records of Klamath County, Oregon, wherein Vendor is Ole Moody and Grace Moody and Bobby D. Kloss and Hester E. Kloss is Vendee. THE ABOVE GRANTEE HAS AGREED TO ASSUME AND PAY IN FULL AND HOLD GRANTOR HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of Sept. A.D. 19 91 at 10:37 o'clock AM. and duly recorded in Vol. M91
of Diada on Page 17792

Evelyn Biehn County Clerk

FEE \$33.00

By Quelene M. Henderson