

This Indenture Witnesseth, THAT RONALD LYNN and KATHLEEN MARIE LYNN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MICHAEL W. SKELTON, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pin on the Southerly line of Upham Street at the North-east corner of Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence along said line of Lot 1 and the Westerly line of the alley 83.5 feet to an iron pin at the most Southerly corner of said Lot 1; thence at right angles on line between said Lot 1 and Lot 2, 14.08 feet to an iron pin; thence at an angle to the right of 50°53' a distance of 56.4 feet to an iron pin on the Southerly line of Upham Street 61.5 feet to the place of beginning, being a part of said Lot 1, Block 5, First Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated alleyway which inures to the above-described property. SUBJECT TO: Taxes for 198687 which are now a lien but not yet payable; Conditions, restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls; Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Easements and rights of way of record and those apparent on the land, if any.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses. The true and actual consideration for this transfer is \$ 16,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 3d day of September 19 86.

(SEAL) Ronald D. Lynn (SEAL) Kathleen Marie Lynn

WASHINGTON STATE OF OREGON, County of Snohomish, ss. September 1986

Personally appeared the above named RONALD LYNN and KATHLEEN MARIE LYNN, husband and wife,

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

Before me: Notary Public for Washington My commission expires 9-15-88

After recording return to: Klamath First Federal P. O. Box 5270 Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address: same as above

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of Oct. 1991, at 4:06 o'clock P. M., and recorded in book M91 on page 21416. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

From the Office of WILLIAM L. SISEMORE First Federal Bldg. 540 Main Street Klamath Falls, Oregon 97601

By Pauline Muelendore Deputy Fee \$28.00