

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. YATES and LINDA M. YATES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERT JAMES GRAY and ROSEMARY LEE GRAY, 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 14 in Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH 1979 mobile home license #X157677 which is firmly affixed to the described real property.

SUBJECT TO: Real Estate Contract, dated September 6, 1985, recorded September 6, 1985, volume M85, page 14256, Microfilm Records of Klamath County, Oregon, wherein the Vendor is The State of Oregon by and through the Director of Veterans' Affairs. The above Grantee does hereby agree to assume and pay in full this obligation and to hold the sellers harmless therefrom.

"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 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/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 13th day of November, 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.
November 13, 19 91

Richard S. Yates
RICHARD S. YATES

Linda M. Yates
LINDA M. YATES

Personally appeared the above named
RICHARD S. YATES
LINDA M. YATES

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

Before me, Nancy K. Kline
Notary Public for Oregon
My commission expires 6/18/92

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)

RICHARD S. YATES and LINDA M. YATES
P. O. BOX 671
KENO, OR 97621

GRANTOR'S NAME AND ADDRESS
BERT JAMES GRAY and ROSEMARY LEE GRAY
9728 BEN KERNS RD
KENO, OR 97621

GRANTEE'S NAME AND ADDRESS
BERT JAMES GRAY and ROSEMARY LEE GRAY
9728 BEN KERNS RD
KENO, OR 97621

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
BERT JAMES GRAY and ROSEMARY LEE GRAY
9728 BEN KERNS RD
KENO, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of Nov., 19 91, at 9:17 o'clock A.M., and recorded in book M91 on page 23766 or as file/reel number 37315.

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

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Muller Deputy