

KNOW ALL MEN BY THESE PRESENTS, That  
PHIL K. ANDERSON

PHIL K. ANDERSON  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
PAT ANDERSON  
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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

*"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.

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.

Witness my hand and seal of the aforesaid corporation this 4th day of March, 19 92;

In Witness Whereof, the grantor has executed this instrument this 4th day of March, 19 92 ; 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  
March 4 19 92

Personally appeared the above named Barbara Andersch as attorney in fact for Phil K. Andersch.

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

**Before me:**

Notary Public for Oregon

My commission expires:

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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

**PHIL K. ANDERSCH**

GRANTW'S NAME AND ADDRESS

**PAT ANDERSCH**

704 HILLSIDE AVE

CLATSOP FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

after inspection return to:

**PAT ANDERSCH**

704 HILLSIDE AVE

KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

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

**PAT ANDERSON**

704 HILLSIDE AVE.

HEARTHILLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

1378

RECORDED'S USE

STATE OF OREGON,

55

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.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY

EXHIBIT A  
LEGAL DESCRIPTION

The Southeasterly 1/2 of Lot 3 and all of Lot 4, Block 43, HILLSIDE 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, TOGETHER WITH that portion of vacated Earle Street which inured thereto as disclosed in instrument recorded January 25, 1956, in Volume 280, page 445, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwesterly 20 feet heretofore conveyed to Klamath County for street purposes, said Tract facing 75 feet on Hillside Avenue and extending a distance of 130 feet therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mountain Title Co. the 6th day  
of March A.D., 19 92 at 8:38 o'clock A. M., and duly recorded in Vol. M92,  
of Deeds on Page 4631.  
By Evelyn Biehn County Clerk  
Pauline M. Mendenhall

FEE \$35.00