

KNOW ALL MEN BY THESE PRESENTS, That J. B. HENRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRIS PEARSON, JERRY PEARSON, CLIFF ELLIS, MONICA ELLIS, as tenants in common, each as 1/4, 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 30 in Block 310, DARROW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Purchasers acknowledge that they have had the opportunity to obtain any inspections of the property at their expense, and have elected to purchase the property AS IS, without any representations or warranties by Seller or Seller's agent as to the condition of the improvements, the structural integrity of the buildings, plumbing, heating, electrical, or as to its fitness or suitability for any particular use by the Purchasers. 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 \$25,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE 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.~~

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 27th day of March, 1992; 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.
March 27, 1992

J. B. Henry by Grace L. Munsell att
J. B. Henry, by Grace L. Munsell/his
attorney in fact

Personally appeared the above named
Grace L. Munsell as attorney in
fact for J. B. Henry

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

Before me:

Notary Public for Oregon
My commission expires: 6/8/92

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 _____ (SEAL)
My commission expires: _____

J. B. Henry
c/o Grace L. Munsell
P.O. Box 820, Ashland, OR 97520
GRANTOR'S NAME AND ADDRESS

Terry Pearson, et al
1542 Sleepy Hollow Loop
Grants Pass, OR 97527
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Send a change in 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 7th
day of April, 1992,
at 2:17 o'clock P. M. and recorded
in book M92 on page 7280 or as
file/reel number 43177.

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

Evelyn Biehn, County Clerk
Recording Officer
By Paula Munsell, Deputy

Rec. \$30.00