MOUNTAIN TITLE COMPANY

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MTC 28802 HF

KNOW ALL MEN BY THESE PRESENTS, That DANNY VEST and TIMOTHY MARK TWETEN, or the survivor thereof

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESTER SALAY and ELISA SALAY, 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 2 in Block 11 of KLAMATH LAKE 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.

SUBJECT TO: Trust Deed dated September 19, 1991 and recorded September 27, 1991 in Volume M91, page 19614, Microfilm Records of Klamath County, Oregon wherein Violet M. Rose is the Beneficiary. The above Grantee does not agree to assume and to pay in full this obligation.

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"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 $ 27,500.00 XXXX