

**KNOW ALL MEN BY THESE PRESENTS, That** ROBERT F. FINNEMAN and JEAN A. FINNEMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT ALLEN AMES, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 13 and the Westerly 9 feet of Lot 12 in Block 53 of Buena Vista Addition to the City of Klamath Falls, EXCEPTING that portion deeded to the State of Oregon, in Volume 301 at page 545, Deed Records of Klamath County, Oregon, recorded August 5, 1958, for highway purposes in the records of Klamath County, Oregon.

**SUBJECT TO:** Taxes for 1982-83 which are now a lien but not yet payable; Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations and restrictions in deed recorded August 5, 1958, in Vol. 301 at page 545, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and to an Improvement/ Sewer Lien 277 docketed March 23, 1981, in Bond Lien Docket of the City of Klamath Falls, Card No. 6, in the amount of \$3,609.12, which Lien grantee assumes and agrees to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
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 of the above granted premises, free from all encumbrances, except those above set forth,

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9th day of August, 1982; 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.

(If executed by a corporation, affix corporate seal)

Jean A. Finneman  
Robert F. Finneman

STATE OF OREGON, } ss.  
County of Klamath  
August 9th, 1982

Personally appeared the above named ROBERT F. FINNEMAN and JEAN A. FINNEMAN, husband and wife,

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

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 4-11-84

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Robert F. And Jean A. Finneman  
720 Heddy Lane  
Medford, OR 97501  
GRANTOR'S NAME AND ADDRESS

Robert Allen Ames  
1188 Glen Grove  
Central Point, OR 97502  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Robert Allen Ames  
1188 Glen Grove  
Central Point, OR 97502  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Robert Allen Ames  
1188 Glen Grove  
Central Point, OR 97502  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 22nd day of Dec., 1993, at 11:29 o'clock M, and recorded in book/reel/volume No. M93 on page 34272 or as document/fee/file/instrument/microfilm No. 73225. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk  
NAME TITLE

By [Signature] Deput

SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00