

KNOW ALL MEN BY THESE PRESENTS, That SPENCE SANDFORD and MARYANN D. SANDFORD, hereinafter called the grantor, for the consideration of \$1000.00, hereinafter stated, to grantor paid by GARY L. GARRISON and POLLY G. GARRISON, 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 covenants, hereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 19 and 20 of VALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, 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

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 instrument is stated in terms of dollars and cents as follows: \$1000.00

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 27 day of June, 19 94; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

NORTH DAKOTA
STATE OF OREGON
County of Ramsey ss.
June 27, 19 94

Personally appeared the above named
SPENCE SANDFORD
MARYANN D. SANDFORD

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

Before me, Blair J. Amick
Notary Public for Oregon NORTH DAKOTA
My commission expires: May 28, 1998

NORTH DAKOTA
STATE OF OREGON, County of RAMSEY ss.
The foregoing instrument was acknowledged before me this 27 day of June, 19 94, by Spence Sandford president, and by Maryann D. Sandford secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: May 28, 1998 (SEAL)

SPENCE SANDFORD and MARYANN D. SANDFORD
618 7TH STREET
DEVILS LAKE, ND 58301

GRANTOR'S NAME AND ADDRESS
GARY L. GARRISON and POLLY G. GARRISON
3030 SHASTA WAY
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
GARY L. GARRISON and POLLY G. GARRISON
5050 SHASTA WAY
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
GARY L. GARRISON and POLLY G. GARRISON
5050 SHASTA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of June, 19 94, at 11:09 o'clock A. M. and recorded in book M94 on page 20297 or as file/reel number 83563.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Charles M. Mullen, Deputy

Fee \$30.00