

This Indenture Witnesseth, THAT

FRANK D. ROLLINS and DIANE ROLLINS

hereinafter known as grantors, for the consideration hereafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto GARY ROLLINS and DESIRÉE ROLLINS, husband and wife

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The North one-half of Lot 5, Block 12, of DIXON ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust deed dated June 18, 1986, wherein Frank D. Rollins and Diane Rollins are the grantors, and Klamath First Federal Savings and Loan Association is the beneficiary, recorded June 19, 1986, volume M86, page 10626, Microfilm Records of Klamath County, Oregon, which the grantees do not assume and the grantors covenant and agree to hold grantees harmless therefrom.

SUBJECT TO: 1989-90 real property taxes which are a lien but not yet due and payable. Account No. 3809 028DC 10300 Key No. 375445

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE AND 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 USE.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those as set forth above and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We ha ve hereunto set our hands and seal this 25th day of October 19 89

(SEAL)

Frank D. Rollins (SEAL)

(SEAL)

Diane Rollins (SEAL)

STATE OF OREGON, County of Klamath) ss. October 31 19 89
Personally appeared the above named Frank D. Rollins and Diane Rollins

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

Before me:

Darlene J. Tucker
Notary Public for Oregon.
My commission expires 6-16-92

After recording return to:

Desiree Criscuolo
4730 Lombardy Lane

Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent to the following name and address:
same - no change

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of Aug 19 94, at 9:11 o'clock A. M., and recorded in book M94 on page 26281 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Pauline Musselwhite

Deputy

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

Fee \$30.00