

KNOW ALL MEN BY THESE PRESENTS, That DALE O. WOODS, KAREN WOODS and JEFFREY WOODS, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by RONALD PAUL BOREN, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 1 in Block 10 of FAIRVIEW 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 the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
3. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
4. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$33,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the Grantors have executed this instrument this 2 day of Dec., 1983.

Dale O. Woods
DALE O. WOODS

STATE OF OREGON)
County of Klamath) ss.
Dec 2, 1983.

Personally appeared the above named Dale O. Woods and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
Walter J. Vetter
NOTARY PUBLIC for Oregon
My Commission expires: 6-16-84

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Karen Woods
KAREN WOODS

STATE OF OREGON)
County of Klamath) ss.

Dec 2, 1983.

Personally appeared the above named Karen Woods and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Darlene J. Tucker
NOTARY PUBLIC for Oregon
My Commission expires:

Jeffrey Woods
JEFFREY WOODS

STATE OF OREGON)
County of Klamath) ss.

Dec 2, 1983.

Personally appeared the above named Jeffrey Woods and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Darlene J. Tucker
NOTARY PUBLIC for Oregon
My Commission expires: 6-16-84

Grantor's name and address:

Dale O. Woods
Karen Woods
Jeffrey Woods
1660 Old Fort Rd.
Klamath Falls, Oregon 97601

Grantee's name and address:

Ronald Paul Boren
1626 Sargent
Klamath Falls, OR 97601

After recording return to:

Ronald Paul Boren
400 C/O Klamath 1st
Klamath Falls OR 97601
2943 5th
540 Main

Mail tax statements to:

Ronald Paul Boren
C/O Klamath 1st Fed
Klamath Falls, OR 97601
#09-12552

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of December, 1983, at 3:25 o'clock P.M., and recorded in book/reel/volume No. M83 on page 20654 or as document/fee/file/ instrument/microfilm No. 31200 Record of Deeds of said county.

Name Evelyn Biehn, County Clerk Title

By Sam Smith
Fee: \$8.00