

KNOW ALL MEN BY THESE PRESENTS, That SCOTT M. WAMPLER and SANDRA K. WAMPLER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FOREST PRODUCTS FEDERAL CREDIT UNION, 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:

See legal description as it appears on the reverse of this deed.

MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of 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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 11th day of September, 1985 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)

STATE OF OREGON,)
County of Klamath) ss.
9/11, 1985

Personally appeared the above named Sandra K. Wampler, individually and as Attorney in fact for Scott M. Wampler, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/16/88

STATE OF OREGON, County of) ss.
1985

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:

Scott M. Wampler & Sandra K. Wampler

GRANTOR'S NAME AND ADDRESS
FOREST PRODUCTS FEDERAL CREDIT UNION
P. O. Box 1179
Klamath Falls, OR 97601

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

DESCRIPTION

A portion of Tract 22, GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pin marking the intersection of the Easterly right of way line of Hope Street and the Northerly right of way line of Hilyard Avenue; thence North 89° 30' East along said Northerly right of way line, 173.50 feet to a 1/2 inch iron pin marking the true point of beginning of this description; thence continuing North 89° 30' East 75.00 feet to a 1/2 inch iron pin on the Easterly line of that tract of land as described in Deed Volume M78 at page 1649, of the Klamath County Deed Records; thence North 00° 30' West along said Easterly line, 156.60 feet to a 1/2 inch iron pin; thence South 89° 30' West along the Northerly line of said Deed Volume M78, page 1649, 75.00 feet to a 1/2 inch iron pin; thence South 00° 30' East 156.60 feet to the true point of beginning.

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of September A.D., 19 85 at 3:22 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 14701.

FEE \$9.00

Evelyn Biehn, County Clerk
By Pam Smith