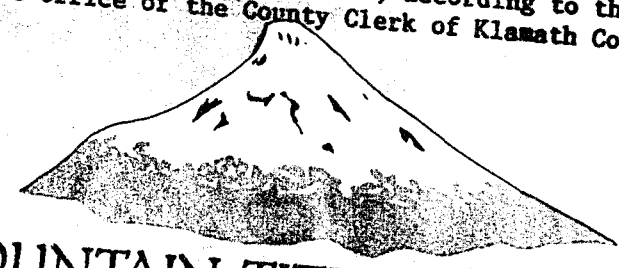


hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSCAR A. GROSSAINT AND LOUISE E. GROSSAINT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 5 in Block 1 of FIRST ADDITION TO MOYINA, 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."

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 of record and apparent to the land as of the date of this instrument, 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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised between the parties to this instrument (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 7th day of April, 1987; 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.

Opal M. Maxwell  
Opal M. Maxwell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON  
County of Klamath } ss.  
April 7, 1987

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

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.

Personally appeared the above named OPAL M. MAXWELL and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.  
Notary Public for Oregon  
My commission expires: 7-6-90

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

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
KFFSVL  
P.O. Box 5270  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 7th day of April, 1987, at 12:47 o'clock P.M., and recorded in book MB7 on page 5800 or as file/reel number 73189  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Recording Officer  
Deputy  
Fee: \$10.00