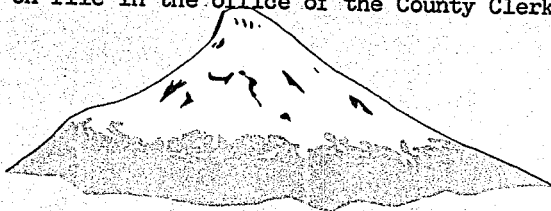


KNOW ALL MEN BY THESE PRESENTS, That DAVID O. FLYNN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. LaMERE & KATHERINE M. LaMERE, 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 378, Block 122, MILLS 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.



## 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 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 \$ 25,000.00. However, the actual consideration consists of the grantor's promise to execute a deed of gift of the property described in this deed to the grantee, which is part of the consideration (and said promise is hereby made a part of this deed). (The sentence between the brackets is hereby deleted and the words "and said promise" are hereby deleted.)

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 27th day of October, 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.

(If executed by a corporation, affix corporate seal)

David O. Flynn, by Zenith Flynn Swensson, as Attorney in fact

STATE OF OREGON, California }  
County of Los Angeles } ss.  
October 27, 1987

Personally appeared the above named  
Zenith Flynn Swensson, as Attorney  
in fact for David O. Flynn  
and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

(OFFICIAL  
SEAL)

Before me Alan E. Malzke

Notary Public for Oregon California

My commission expires: 08-90

OFFICIAL SEAL

Alan E. Malzke  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

My Commission Expires June 8, 1990

David O. Flynn

James W. & Katherine M. LaMere

2323 Garden  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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, County of \_\_\_\_\_, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_  
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 be-  
half 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)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
2nd day of December, 1987,  
at 4:26 o'clock P.M., and recorded  
in book MB7 on page 21670 or as  
file/reel number 82152.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn-County Clerk  
Recording Officer  
By Pam Smith Deputy

fee-10.00