

OK

87175

KNOW ALL MEN BY THESE PRESENTS, That MAX H. NEFF and BETTY J. NEFF, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ABIQUA COMPANY, an Oregon corporation hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 40 Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 day of April, 1988; 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.

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.

STATE OF OREGON,

County of Klamath

Personally appeared the above named MAX H. NEFF & BETTY J. NEFF

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8/26/89

MAX H. & BETTY J. NEFF
116 S. 7th Street
Klamath Falls, Oregon 97601

Abiqua Company
PO Box 680
Mt. Angel, Oregon 97362

After recording return to:
James O. Fournier
Klamath First Federal Savings
& Loan
Attn: Carol Starkweather

Until a change is requested all tax statements shall be sent to the following address:
William L. Cahill
5428 Independence Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 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 behalf of said corporation by authority of its board of directors; and each of whom acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 10 day of May, 1988, at 2:01 o'clock P.M., and recorded in book/reel/volume No. 88 on page 7347 or as fee/file/instrument/microfilm/reception No. 87175, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha S. Hetsch Deputy

Fee \$10.00

100 MAY 1988
11:20 AM