

## KNOW ALL MEN BY THESE PRESENTS, That

JOHN D. MANFRE and IRIS I. MANFRE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TERRY L. AUDISS and BEVERLY S. AUDISS, husband and wife

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:

A parcel of land situated in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the intersection of the West line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$  with the Southerly right of way line of Clover Creek Road, a county road; thence South 56°29'11" East along said right of way line, 156.15 feet to a 5/8 inch iron pin; thence leaving said right of way line South 38°20'44" West, 573.32 feet to a 5/8 inch iron pin on said West line of the SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence North 00°39'36" West along said West line of the SE $\frac{1}{4}$  SE $\frac{1}{4}$ , 690.50 feet to the point of beginning.

Klamath County Tax Account #3907-25D0-2000. SUBJECT TO: Trust Deed recorded September 28, 1979, in Volume M78, page 13055, filed for record in the Office of the County Clerk, Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which Grantees agree to

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 all those of record and those 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 \$89,000.00

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 30th day of June, 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.

(If executed by a corporation, affix corporate seal)

JOHN D. MANFRE

IRIS I. MANFRE

STATE OF OREGON, County of Klamath ) 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 \_\_\_\_\_

\_\_\_\_\_ 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:

STATE OF OREGON, County of Klamath ) ss.  
June 30, 1988

Personally appeared the above named  
JOHN D. MANFRE and IRIS I. MANFRE

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

JOHN D. MANFRE and IRIS I. MANFRE

P.O. Box 458

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

TERRY L. AUDISS and BEVERLY S. AUDISS

16010 Clover Creek

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 30 day of June, 1988, at 12:52 o'clock P.M., and recorded in book M88 on page 10247 or as file/reel number 88769.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer

By Pauline Mullins Deputy

Fee \$8.00