

KNOW ALL MEN BY THESE PRESENTS, That FREDA W. HAHN and SHARON W. WOOD, Co-Trustees of THE FREDA W. HAHN TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD E. VERMILLION and MARY E. VERMILLION, 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 4, Block 28, HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-28CB-9900.

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 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 \$ 52,000.00.

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 28th 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)

STATE OF OREGON, CALIFORNIA)
County of Alameda) ss.
June 28, 1988.

Personally appeared the above named FREDA W. HAHN and SHARON W. WOOD, Co-Trustees of THE FREDA W. HAHN TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)



CHARLES J. FRACISCO
NOTARY PUBLIC

Notary Public for Alameda County, California
My commission expires Jan. 25, 1991

X by: Sharon W. Wood
SHARON W. WOOD, Co-Trustee
STATE OF OREGON, County of Alameda) ss.
California, 1988.

Personally appeared Freda W. Hahn and Sharon W. Wood, Co-Trustees of THE FREDA W. HAHN TRUST, 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.

Before me:

Charles J. Fracisco
Notary Public for Alameda County, California
My commission expires:

(OFFICIAL SEAL)

THE FREDA W. HAHN TRUST

755 Wimbleton Lane
Livermore, CA

GRANTOR'S NAME AND ADDRESS

GERALD E. VERMILLION and MARY E. VERMILLION
824 Eldorado
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

I certify that the within instrument was received for record on the 30 day of June, 1988, at 2:56 o'clock P. M., and recorded in book M88 on page 10258 or as title/reel number 88776 Record of Deeds of said county.

Witness my hand and seal of County attixed.

Evelyn Biehn County Clerk
Recording Officer

By Catherine Mullins Deputy

Fee \$8.00