

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION, (A Federal Association) dba WILLAMETTE SAVINGS & LOAN ASSOCIATION, F.A. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY C. NORTH CUTT, LESLIE E. NORTH CUTT & NORMA V. NORTH CUTT, not as tenants in common but with the right of survivorship 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 3, Block 105, BUENA VISTA 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, EXCEPTING THEREFROM that portion conveyed to the State of Oregon for highway by Deed recorded June 2, 1960 in Volume 321, page 550, and Deed recorded October 5, 1956 in Volume 287, page 150, all Deed Records of Klamath County, Oregon.

Tax Account No. 3809-32BB-5100

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 appert upon the land, if any, as of the date of this deed,

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 \$ 15,000.00

However, the actual consideration consists of and includes other property or value given or provided which in part or in whole consideration of which the above stated sum of \$15,000.00 was paid to the grantor.

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 30 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.

AMERICAN SAVINGS AND LOAN ASSOCIATION, (A Federal Association) dba WILLAMETTE SAVINGS & LOAN ASSOCIATION  
By: Susan D. Pierce, REO Manager

STATE OF OREGON, County of Lane ss.  
June 30, 19 88  
Personally appeared Susan D. Pierce

N/A who, being duly sworn, each for himself and not one for the other, did say that the former is the REO Department Manager and that the latter is the secretary of Willamette Savings & Loan Association.

N/A 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: Notary Public for Oregon  
My commission expires: MARLENE L. BOUCH  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES 2/15/91  
STATE OF OREGON

STATE OF OREGON, County of ss.  
19  
Personally appeared the above named  
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Notary Public for Oregon  
My commission expires:

WILLAMETTE SAVINGS & LOAN ASSOCIATION  
P. O. Box 1175  
Eugene, OR 97440

GRANTOR'S NAME AND ADDRESS  
ANTHONY C. NORTH CUTT, LESLIE E. NORTH CUTT & NORMA V. NORTH CUTT  
762 California Ave. Klamath Falls OR 97601

GRANTEE  
NAME, ADDRESS, ZIP

GRANTEE  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

County of Klamath ss.  
I certify that the within instrument was received for record on the 1st day of July, 1988, at 3:21 o'clock P.M., and recorded in book M88 on page 10376 or as file/reel number 88848. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Pauline Mullendore Deputy Recording Officer

Fee \$8.00