

MTC-20401 K  
KNOW ALL MEN BY THESE PRESENTS, That

JEANNE L. CRUME

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

RUTH M. BECKER

, 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:

The Southeasterly rectangular 41 feet of Lot 7 and the Northwesterly rectangular 24 feet of Lot 8, Block 10, ELDORADO, an 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. Klamath County Tax Account #3809-020DC-04700.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, recorded March 15, 1978, in Volume M78, page 5142, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary; and Trust Deed, recorded August 28, 1987, in Volume M87, page 15666, Microfilm Records of Klamath County, Oregon, in favor of Mary K. Shaima, as Beneficiary; which the Grantee named above hereby agrees to assume and pay in full both of the above described Trust Deed.

## 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 \$ 43,600.00

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 September, 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.

DONNA MODEN as attorney-in-fact for  
JEANNE L. CRUME(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

September 28, 1988

Personally appeared the above named  
DONNA MODEN as attorney-in-fact  
for JEANNE L. CRUME

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

JEANNE L. CRUME

2159 Patterson #1

Eugene, OR 97405

GRANTOR'S NAME AND ADDRESS

RUTH M. BECKER

184 Dahlia

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 30th day of Sept., 1988, at 3:49 o'clock P.M., and recorded in book M88 on page 16414 or as file/reel number 92116, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Mullenbaur, Deputy

Fee \$8.00