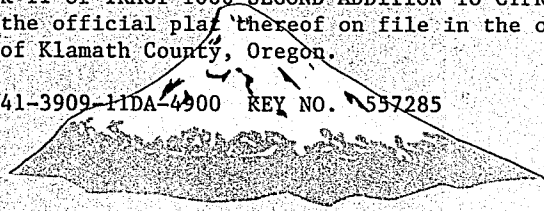


KNOW ALL MEN BY THESE PRESENTS, That EDWARD D. HICKMAN AND MARY E. HICKMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS L. McFADDEN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 2 in Block 11 of TRACT 1006-SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-11DA-4900 KEY NO. 537285



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 apparent to the land as of this date of this instrument; 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 \$46,500.00. (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 17th day of November, 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, County of Lane ss. Nov. 19, 1988

Personally appeared the above named Mary E. + Edward D. Hickman

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

Before me, Notary Public for Oregon My Commission expires: 9/12/90

Edward D. Hickman + Mary E. Hickman 40 KFF

GRANTOR'S NAME AND ADDRESS Louis L. McFadden 3925 Piedmonta Way Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS Klamath First Federal S & L 540 Main St Klamath Falls, OR 97601

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Same as above

NAME, ADDRESS, ZIP

Edward D. Hickman Edward D. Hickman

Mary E. Hickman Mary E. Hickman

STATE OF OREGON, County of ss. 19

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: Notary Public for Oregon My commission expires:

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Nov., 1988, at 4:12 o'clock P.M., and recorded in book M88 on page 19851 or as file/reel number 94182, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Pauline Muelendorp Deputy

Fee \$8.00