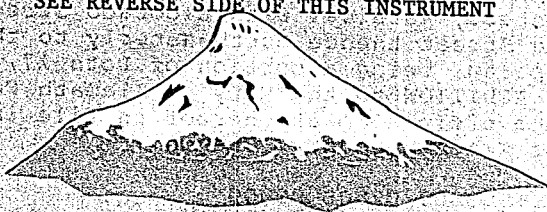


KNOW ALL MEN BY THESE PRESENTS, That

BRIAN C. ZIMMERMAN AND MARCIA L. ZIMMERMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN J. WEBB AND LORI S. WEBB, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT



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 the 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 \$69,000.00. However, the actual consideration consists of or includes other property or value given or received, which, if the whole consideration (indicate which) (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 9 day of December, 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.

Brian C. Zimmerman
Brian C. Zimmerman

Marcia L. Zimmerman
Marcia L. Zimmerman

STATE OF OREGON, County of Coos, ss. December 9, 1988

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 _____

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: 1-23-89

(If executed by a corporation, affix corporate seal)
STATE OF OREGON, County of Coos, ss. December 9, 1988

Personally appeared the above named *Brian C. Zimmerman* and *Marcia L. Zimmerman*

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

NOTARY PUBLIC
OFFICE OF MICHAEL E. ROLO
STATE OF OREGON
My commission expires: 1-23-89

Brian C. & Marcia L. Zimmerman
910 Kadora Drive
North Bend, Oregon 97459
GRANTOR'S NAME AND ADDRESS

Alan J. & Lori S. Webb
1919 Melrose
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

LEGAL DESCRIPTION

Commencing at the Southeasterly corner of Lot 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, being at the intersection of the alley and Melrose Street; thence Northwesterly along with Westerly line of alley a distance of 125 feet; thence Southeasterly parallel with Melrose Street a distance of 50 feet; thence Southeasterly parallel with Eldorado Street a distance of 125 feet to Melrose Street thence Northeasterly to the point of beginning of this description, being a portion of Lots 17, 18 and 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3309 028CB 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Dec. A.D., 19 88 at 4:14 o'clock PM., and duly recorded in Vol. M88
of Deeds on Page 21157

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline M. Mendenhall

