

KNOW ALL MEN BY THESE PRESENTS, That VIRGINIA J. REA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TROY L. EDWARDS AND CATHERINE EDWARDS, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 83 in MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3809 034CB 03000

"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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 40,000.00. However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration indicated which, 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 30th day of May, 19 89; 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.

Virginia J. Rea
Virginia J. Rea

STATE OF OREGON,)
County of Klamath) ss.
May 30, 19 89

Personally appeared the above named
Virginia J. Rea

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

Before me:
(OFFICIAL SEAL) David L. Morgado
Notary Public for Oregon
My commission expires: 8-31-91

Virginia J. Rea
c/o KFF

GRANTOR'S NAME AND ADDRESS

Troy L. & Catherine Edwards
1019 Applewood St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

Until a change is requested all tax statements shall be sent to the following address:

STATE OF OREGON, County of) ss.
May 30, 19 89

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:

(OFFICIAL SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of May, 19 89, at 4:37 o'clock P.M., and recorded in book M89 on page 9415 or as file/reel number 772. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By David M. Nitholsen Deputy

Fee \$8.00