

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM J. WEBER & IMO RAE WEBER,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EELAND G. SANDERS & VELMA I. SANDERS, HUSBAND AND WIFE, hereinafter called 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:

Lots 2, 3, 4, in Block 4 of Butler Addition to Fort Klamath, also including thereto the one-half of the street on the Westerly side of said property, which street has previously been vacated according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3307-V22BB 00800

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of the 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 \$ 37,500.00

However, ~~the grantor hereby warrants that the above described premises are free from all encumbrances except those of record and apparent to the land as of the date of the deed.~~

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 June, 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.

William J. Weber
William J. Weber
Imo Rae Weber
Imo Rae Weber

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

STATE OF OREGON, County of) ss.
, 19 .

Personally appeared _____ and

Personally appeared the above named _____
William J. Weber & Imo Rae
Weber

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

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)

[Signature]
Notary Public for Oregon
My commission expires: 7-6-90

Notary Public for Oregon
My commission expires:

Weber

GRANTOR'S NAME AND ADDRESS

Sanders

GRANTEE'S NAME AND ADDRESS

Klamath Trust 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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 11th
day of July, 19 89,
at 3:53 o'clock P.M., and recorded
in book M89 on page 12669 or as
file/reel number 2480
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Randine Mullendar* Deputy

Fee \$8.00