

KNOW ALL MEN BY THESE PRESENTS, That

STARLA JEWELL KELLY AND GREGORY D. TRIPPETT

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

MARDI A. RANDOLPH

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:

Tract 68 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-02AB-3900

Key No. 512387

"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

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 \$50,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 24 day of October, 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.

Starla Jewell Kelly
Starla Jewell Kelly

Gregory D. Trippett
Gregory D. Trippett

STATE OF OREGON, County of Alexandria) ss.
Oct 24, 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 _____

_____ 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:

Deane T. Jones
Notary Public for Oregon Virginia

My commission expires: 1993

STATE OF OREGON, Virginia)
County of Alexandria) ss.
October 24, 19 89

Personally appeared the above named _____

STARLA JEWELL KELLY
GREGORY D. TRIPPETT

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

Before me:

(OFFICIAL SEAL)
Deane T. Jones
Notary Public for Oregon

My commission expires:

Starla Jewell Kelly
5218 Shivershale Road
Springfield, Virginia 22151

GRANTOR'S NAME AND ADDRESS

Mardi A. Randolph
1819 Kane St.
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

STATE OF OREGON,) ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 27th day of Oct. A.D., 19 89
at 12:34 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 20666
Evelyn Biehn County Clerk

By Pauline Mullendore Deputy.

Fee, \$8.00

By _____ Recording Officer Deputy