

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE B. CULLEN AND REGINA R. CULLEN, 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:

Lot 6 in Block 14, EVAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated First Street which inured thereto by Ordinance No. 6408 in Volume m82 at Page 18495, Microfilm Records of Klamath County, Oregon. recorded

Account No. 3809-032ED-09400

Key No. 474917

"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 \$ 69,900.00. However, the actual consideration may be of a kind other than money, and the grantor hereby gives and promises which is the whole 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 15 day of November, 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.

Karyn Mieloszyk
Karyn Mieloszyk

By Jim Mieloszyk, POA

STATE OF OREGON,

County of Klamath } ss.

On this the 15th day of November, 19 89 personally appeared JIM MIELOSZYK who, being duly sworn (or affirmed), did say that he is the attorney in fact for KARYN MIELOSZYK and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me,

David Chandler

7-6-90

(Signature)

(Title of Officer)

Mieloszyk

C/D KFF

GRANTOR'S NAME AND ADDRESS

Cullen

C/D KFF

GRANTEE'S NAME AND ADDRESS

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

Filed for record at request of:

Mountain Title Co.

on this 15th day of Nov. A.D., 19 89
at 3:53 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 22133

Evelyn Biehn

County Clerk

By

Pauline Mieloszyk

Deputy.

Fee, \$8.00

By

Deputy