

KNOW ALL MEN BY THESE PRESENTS, That LARRY L. DICKSON and PAMELA DICKSON,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID C. LEDING and SUSAN P. LEDING, 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 4 in Block 8 TRACT 1152 NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 035AA 00700

"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 \$ 66,500.00

~~However, the actual consideration or value given or received for the whole or part of the property (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 20th 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.

Larry L. Dickson
LARRY L. DICKSON

Pamela L. Dickson
PAMELA DICKSON

STATE OF OREGON,)
County of Klamath) ss.
November 17, 19 89.

Personally appeared the above named
Larry L. Dickson & Pamela L. Dickson

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 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)

Notary Public for Oregon
My commission expires: 8-30-93

Before me:
Barbara A. Nester
Notary Public for Oregon
My commission expires: 8-30-93

Larry L. & Pamela Dickson
c/o Klamath First Federal S&L
2943 So. 6th St., Klamath Falls OR 97603

David C. and Susan P. Leding
5453 Basin View
Klamath Falls, OR 97601

After recording return to:
Klamath First Federal S&L
2943 So. 6th St.
Klamath Falls, OR 97603

Until a change in tax status, shall be sent to the following address:
Klamath First Federal S&L
2943 So. 6th St.
Klamath Falls, 97603

STATE OF OREGON,

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 20th day of Nov. A.D., 19 89
at 3:57 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 22468
Evelyn Biehn
County Clerk

By Debrae Mullender Deputy.

Fee, \$8.00

by _____ Deputy