

I KNOW ALL MEN BY THESE PRESENTS, That American Savings & Loan Association, (A Federal Association) dba Willamette Savings and Loan Association, F. A.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David W. Seutter and Marjorie Seutter, 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:

The West one-half of Lots 42, 43, 44, 45, 46, 47 and 48, Block 11, St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account #3909 2CA 8900

"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 those apparent upon the land, if any, as of the date of this deed.

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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised 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 when 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 17th day of November, 1989; 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.

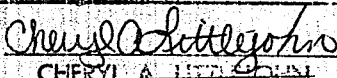
American Savings and Loan Association,  
dba Willamette Savings and Loan Association,  
F.A.

BY: 

STATE OF OREGON, County of Multnomah ) ss.  
Nov 17 19 89

Personally appeared Karl Lucke and n/a who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the n/a secretary of Willamette Savings & Loan, 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:

  
CHERYL A. LITTLEJOHN

(OFFICIAL SEAL)

Notary Public for OREGON  
My commission expires: 9-25-92

STATE OF OREGON, )  
County of ) ss.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires:

American Savings & Loan Association  
P.O. Box 5555  
Portland, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
David W. Seutter and Marjorie Seutter

3561 Seutter Place  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath


I certify that the within instrument was received for record on the 24th day of Nov., 19 89, at 9:51 o'clock A.M., and recorded in book M89 on page 22701 or as file/reel number 8239.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By  Deputy

Fee \$8.00