

KNOW ALL MEN BY THESE PRESENTS, That DANIEL C. EVISON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN F. NEUMANN, JR. and DEBRA M. NEUMANN, 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 Southerly 120 feet of Lot 14, Block 28, HOT SPRINGS 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.

Klamath County Tax Account #3899-028CB-11200.

"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 all those of record and those apparent upon the land as of the date of this 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 \$ 36,900.00. However, the actual consideration consists of, in whole or in part, any and all of the following: (1) cash; (2) promissory notes; (3) mortgages; (4) other instruments; (5) other property; (6) other consideration. If any of the above items are not applicable, they should be deleted. SEC. 609, P.L. 86-603

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 8th day of December, 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.

Daniel C. Evison DANIEL C. EVISON

STATE OF OREGON, County of Klamath, December 8, 19 89

Personally appeared the above named DANIEL C. EVISON

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

(OFFICIAL SEAL) Before me: Kristin L. Redd Notary Public for Oregon My commission expires: 11/16/91

DANIEL C. EVISON 1832 Last St. Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

WARREN F. NEUMANN, JR. and DEBRA M. NEUMANN 1825 Melrose Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: SAME AS GRANTEE NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 19

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

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of Dec. 19 89 at 1:42 o'clock P.M. and recorded in book M89 on page 23747 or as file/reel number 8823 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Paula Mullens Deputy Fee \$8.00