

KNOW ALL MEN BY THESE PRESENTS, That CHARLES V. HIGBEE and SALLY R. HIGBEE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDDIE LEE SEWELL and LAUREN ELLEN SEWELL, husband and wife and CLIFFORD B. SEWELL and *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 KIAMATH and State of Oregon, described as follows, to-wit:

SEE REVERSE SIDE OF THIS DOCUMENT

*JANICE R. SEWELL, husband and wife, not as tenants in common, but with the right of survivorship.

"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's lawfully seized in fee simple and the above granted premises, free from all encumbrances

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 \$ 165,000.00 ~~HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER MAY BE DIFFERENT FROM THE AMOUNT STATED ABOVE. IF SO, THE ACTUAL AMOUNT SHOULD BE STATED IN THE SPACE PROVIDED HEREIN (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 21 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.

Charles V. Higbee
CHARLES V. HIGBEE

Sally R. Higbee
SALLY R. HIGBEE

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

STATE OF OREGON, County of _____) ss.
December , 19 _____

Personally appeared the above named
Charles V. Higbee and
Sally R. Higbee

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 _____

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)

(OFFICIAL
SEAL)
GEORGE L. HILL
Notary Public for Oregon
My Commission Expires 3-23-93

Notary Public for Oregon
My commission expires:

Charles V. & Sally R. Higbee
c/o KFF

GRANTOR'S NAME AND ADDRESS
Eddie Lee & Lauren Ellen Sewell
Clifford B. & Janice R. Sewell
Rt. 2 Box 797 HN
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
KIAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KIAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP
KIAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KIAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

24669

MTC NO: 22559

EXHIBIT 'A'
LEGAL DESCRIPTION

The NE1/4 of SW1/4 of Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a perpetual easement for road and utility purposes, over that part of the Southerly 30 feet of the NE1/4 SE1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying Easterly of the North Poe Valley Road, ALSO including a perpetual easement for roadway and utility purposes over that part of the NW1/4 SW1/4, Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying within the boundaries of the following described parcel: Beginning at a point that is 30 feet North of the SE corner of said NW1/4 SW1/4, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 a distance of 668 feet, thence Northwesterly 200 feet to a point that is 50 feet North of the South line of said NW1/4 SW1/4, thence due South 20 feet, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 452 feet more or less to a point on the West line of said NW1/4 SW1/4 that is 30 feet North of the SW corner of said NW1/4 SW1/4, thence South 30 feet, thence Easterly along the South line of said NW1/4 SW1/4 to the SE corner of said NW1/4 SW1/4, thence North 30 feet to the point of beginning.

Tax Account No: 3911 V2300 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Dec. A.D. 1989 at 3:14 o'clock PM. and duly recorded in Vol. M89,
of Deeds on Page 24668.

Evelyn Biehn County Clerk
By Quilene Mulendore

FEE \$13.00