

KNOW ALL MEN BY THESE PRESENTS, That DON A. MEISENBACH AND JOSEPHINE MEISENBACH, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE J. GERHART AND SHARON GERHART, 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 8 in Block 1 of TRACT NO. 1065, MIRACLE MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3910 009BD 01100

Key No. 594592

"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 \$ 137,000.00. (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 27th 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.

Don A. Meisenbach

Josephine Meisenbach

STATE OF OREGON, )  
County of Klamath ) ss.  
December 27, 19 89

STATE OF OREGON, County of ) ss.  
19

Personally appeared the above named  
Don A. Meisenbach  
Josephine Meisenbach

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)

Notary Public for Oregon  
My commission expires: 8-31-91

Notary Public for Oregon  
My commission expires:

Don A. & Josephine Meisenbach
c/o Klamath First Federal S & L
2943 So. 6th St., Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS 97603
Lawrence J. & Sharon A. Gerhart
11239 Miracle Dr.
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS
Klamath First Federal
2943 South 6th Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Klamath First Federal S & L
2943 South 6th Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )  
I certify that the within instrument was  
received for record on the 27th  
day of December, 19 89,  
at 4:26 o'clock P. M., and recorded  
in book M89 on page 24999 or as  
file/reel number 9516  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
By Bernetha A. Beck Recording Officer  
Deputy