

KNOW ALL MEN BY THESE PRESENTS, That

SUSAN JEAN BEACH WHO ACQUIRED TITLE AS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KENT S. REX AND GLORIA A. REX, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

## MOUNTAIN TITLE COMPANY

"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 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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 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 2nd day of March, 19 90, 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.

Susan Jean Beach who acquired  
Susan Jean Beach who acquired title as  
Susan Jean Cahoon  
title as Susan Jean Cahoon

STATE OF OREGON, )  
County of Klamath ) ss.  
March 2, 19 90

Personally appeared the above named  
Susan Jean Beach

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

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 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: \_\_\_\_\_

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

Before me:  
Michael Morgado  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-31-91

Susan Jean Beach  
c/o KFF

GRANTOR'S NAME AND ADDRESS  
Kent S. & Gloria A. Rex  
1811 Park Avenue  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Federal Savings  
and Loan  
2943 South Sixth Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH 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

That portion of Lots 13, 14, 15, 16 and 17 in Block 12 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Commencing at the Southeast corner of Lot 17 in Block 12; thence West along the South boundary of Block 12, 5.00 feet to the true point of beginning; thence West along the South boundary of Block 12, 120.00 feet, more or less, to the Southwest corner of Block 12; thence North 44 degrees 43' East 154.80 feet, more or less, to the North boundary of Lot 17; thence East along the North boundary of Lot 17, 11.07 feet, more or less, to a point 5.00 feet West from the Northeast corner of Lot 17; thence South parallel with the East boundary of Lot 17, 110.00 feet to the true point of beginning.

Tax Account No: 3809 020DD 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day  
of March A.D., 19 90 at 1:41 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 4018

Evelyn Biehn  
By Paula Muesel County Clerk

FEE \$33.00

