

KNOW ALL MEN BY THESE PRESENTS, That

SECRETARY OF VETERANS AFFAIRS an Officer of the

United States of America

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN CARL SOUDER and LYNDIA LEE SOUDER husband and wife, 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 KLAMATH and State of Oregon, described as follows, to-wit:

Lot 24 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 010DA 01500

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 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 \$ 32,800.00. However, the above consideration may be subject to certain conditions, which are stated in the instrument (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 5th day of February, 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.

STATE OF OREGON,
County of Multnomah ss.
March 5, 19 90

Personally appeared the above named Phyllis H. Somers

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

Before me: Maureen Tubman
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-15-94

Secretary of Veterans Affairs
1220 S.W. 3rd Avenue
Portland OR 97204

Steven G. & Lyndia Lee Souder
3853 Clinton Ave
Klamath Falls OR 97603

Klamath Trust Federal Svc
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Same as above

NAME, ADDRESS, ZIP

By: Phyllis H. Somers
(Pursuant to a Delegation of Authority contained in VA Regulations. 38 CFR 36.4342 or 36.4520.)

STATE OF OREGON, County of KLAMATH ss.
Personally appeared Phyllis H. Somers and Lyndia Lee Souder 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 KLAMATH TRUST FEDERAL SERVICE, 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: Maureen Tubman
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-15-94

STATE OF OREGON ss.
County of KLAMATH

I certify that the within instrument was received for record on the 8th day of March, 19 90, at 11:52 o'clock A.M., and recorded in book M90 on page 4378 or as file/reel number 12156.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller, Deputy