

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called NORMAN R. RODUNER and BARBARA L. RODUNER, 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 68 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-034CB-08700.

"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."

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 \$ 45,000.00.

In Witness Whereof, the grantor has executed this instrument this 5th 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.

DAVID J. ZUMBRO

ONA L. ZUMBRO

ONA L. ZUMBRO
STATE OF OREGON, County of _____) ss.
19 _____

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

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 _____

Personally appeared the above named DAVID J. ZUMBRO and ONA L. ZUMBRO

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

_____, 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.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

My commission expires: 11/16/91

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

DAVID J. ZUMBRO and ONA L. ZUMBRO
2306 Marina Dr.
Klamath Falls, OR 97601

NORMAN R. RODUNER and BARBARA L. RODUNER
13724 Stanbridge Avenue
Bellflower, CA 90706

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

I certify that the within instrument was received for record on the 9th day of March, 19 90, at 9:54 o'clock A M., and recorded in book M90 on page 4467 or as file/serial number 12191.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Caroline Mueller Deputy Recording Officer

Fee \$28.00