

KNOW ALL MEN BY THESE PRESENTS, That
MODEAN LAMPHIER

MODEAN LAMPHIER
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
MARK S. HEMSTREET
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6, Block 3, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-020BC-00400.

"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 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 purchase price of the above described premises, stated in terms of dollars, is \$ 3,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00

SEXY 085 930301X

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 3rd 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.

8 March 1990

X *Modean Lamphter*
MODEAN LAMPTER

STATE OF ~~OREGON~~ CALIFORNIA)
County of Alameda) ss.
March 3, 19 90

Personally appeared the above named _____
MODEAN LAMPHIER

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



(OFFICIAL SEAL) Garrett W. Walters
Notary Public for Oregon
My commission expires: 11/26/93

STATE OF OREGON, County of _____) ss.
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Personally appeared _____, 19_____,
_____ 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 _____.

_____, secretary of _____, 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: _____ (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

MODEAN LAMPHIER
208 Hawaii Circle
Union City, CA 94587
GRANTOR'S NAME AND ADDRESS

MARK S. HEMSTREET
11600 SW Barnes Road, Suite 200
Portland, OR 97225

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

SPACE RESERVED
FOR
RECORDEE'S USE

STATE OF OREGON,
County of Klamath
I certify that the within instrument was
received for record on the 12th
day of March, 19 90
at 2:40 o'clock P M., and recorded
in book M90 on page 4581 or a
file/reel number 12257
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quinn M. Mulholland Deputy

Fee: \$28.00

MOUNTAIN TITLE COMPANY