

KNOW ALL MEN BY THESE PRESENTS, That MARK WENDT HOMES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB A. DORTCH AND PAULA M. DORTCH, 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 28 in Block 1 of TRACT 1209, HARBOR ISLES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3809 019BC 02900
Key No. 701253

"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 \$ 133,000.00. However, the actual consideration consists of an interest in real property or value given or promised which is the whole 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 10th day of April, 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.

MARK WENDT HOMES, INC.

By- Mark R Wendt

By-

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

STATE OF OREGON, County of Klamath) ss.
May 10, 19 90

Personally appeared MARK R WENDT 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

MARK WENDT HOMES, INC., 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 his voluntary act and deed.

Before me: Ernie Chandler (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-6-90

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Mark Wendt Homes, Inc.

GRANTOR'S NAME AND ADDRESS
Bob A. & Paula M. Dortch
3039 Joint St.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
Attorneys for:
Klamath First Federal
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of May, 19 90, at 2:57 o'clock P M., and recorded in book M90 on page 8942 or as file/reel number 14701, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Rauline Mullendale Deputy

Fee \$28.00