

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYNETTE JEAN EZELL, 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 6 in Block 43 of HILLSIDE 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.

Tax Account No 3809 028CA 04200

"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

and those apparent to 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 \$ 65,500.00.

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 14th day of May, 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.

Staven Ryk Arthur
Leigh Ann Arthur

STATE OF OREGON,)
County of Klamath) ss.
May 14 19 90

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

Personally appeared the above named _____
Steven Ryk Arthur
Leigh Ann Arthur

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

(OFFICIAL SEAL) *Lidrich*
Notary Public for Oregon

My commission expires: 8-31-91

Notary Public for Oregon
My commission expires:

Steven Ryk & Leigh Ann Arthur
c/o KFF

GRANTOR'S NAME AND ADDRESS

Lynette Jean Ezell
2042 Melrose Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After receiving a copy of

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

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County of Klamath
I certify that the within instrument was
received for record on the 16th
day of May, 19 90,
at 11:36 o'clock A M., and recorded
in book M90 on page 9331 or as
file/reel number 14935.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Gaulke Muller Deputy

Fee \$28.00