

KNOW ALL MEN BY THESE PRESENTS, That

VICTOR H. KOLLMAN AND SUSAN E. DAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGREY LEIGH BAKER AND DENISE VYDELL BAKER, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT
FOR LEGAL DESCRIPTION

"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 \$ 159,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 18th 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.

STATE OF OREGON,
County of Klamath, ss.
May 18, 19 90.

Personally appeared the above named

VICTOR H. KOLLMAN AND
SUSAN E. DAVIS

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon 11-20-92
My commission expires: 7-6-90

Victor H. Kollman & Susan E. Davis

GRANTOR'S NAME AND ADDRESS
Gregrey Leigh & Denise Vydeell Baker
2368 Grand Vista Dr.
KEO 97601

GRANTEE'S NAME AND ADDRESS
Klamath First Federal S & L
540 Main St.
Klamath Falls, OR 97601

Unless as hereinafter provided all tax statements shall be sent to the following address:

Same as above

NAME, ADDRESS, ZIP

Victor H. Kollman
Victor H. Kollman

Susan E. Davis
Susan E. Davis

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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

PH 2 43
MAY 19 90

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Saving and excepting that portion deeded to the City of Klamath Falls in Deed Volume M66 on page 9332, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Lot 9, Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, said point being 3.80 feet East of the Southwest corner of said Lot; thence Easterly along an arc of a curve having a radius of 35.00 feet, through an angle of 62 degrees, a distance of 37.87 feet more or less to the South line 36.05 feet more or less to the point of beginning, all in the City of Klamath Falls, Oregon.

Tax Account No: 3809 028DB 02700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of May A.D., 19 90 at 2:43 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 9539.

FEE \$33.00

Evelyn Biehn County Clerk

By Quilene Mullendore