

KNOW ALL MEN BY THESE PRESENTS, That LELA MAY COLBY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY WOO  
AND JUDY L. WOO, 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 apper-  
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 15 of TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

Assessors Account No. 41 3909 012BD 05600  
 Assessors Key No. 562652

"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 \$ 76,000.00  
~~However, the actual consideration is in excess of \$10,000 and no other property or interest is being transferred which is the whole~~  
 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 15 day of June, 1990;  
 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.

Lela May Colby  
 Lela May Colby

STATE OF OREGON, )  
 County of Klamath ) ss.  
June 15, 1990.

Personally appeared the above named \_\_\_\_\_  
Lela May Colby

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

Before me, Richard D. Morgalo  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 8-31-91

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: \_\_\_\_\_ (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

STATE OF OREGON, ) ss.  
 County of Klamath

I certify that the within instrument was  
 received for record on the 18th  
 day of June, 1990,  
 at 4:12 o'clock P.M., and recorded  
 in book M90 on page 11929 or as  
 file/reel number 16394,  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By Dorlene M. Mulder Deputy

Fee \$28.00

<u>Lela May Colby</u>	
<u>c/o RFF</u>	
GRANTOR'S NAME AND ADDRESS	
<u>Roy Woo and Judy L. Woo</u>	
<u>6402 Onyx Ave.</u>	
<u>Klamath Falls, OR 97603</u>	
GRANTEE'S NAME AND ADDRESS	
<u>Klamath First Federal Savings and Loan</u>	
<u>2943 South Sixth St.</u>	
<u>Klamath Falls, OR 97603</u>	
NAME, ADDRESS & ZIP	
<u>Klamath First Federal Savings and Loan</u>	
<u>2943 South Sixth St.</u>	
<u>Klamath Falls, OR 97603</u>	
NAME, ADDRESS & ZIP	