

KNOW ALL MEN BY THESE PRESENTS, That

Leo E. Torba and Patricia A. Torba, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Laura B. Hammond

hereinafter called the grantor, for the consideration hereinafter stated, to grant, 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 40 of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Tax Account No: 3808 025CA 02300

"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, IF ANY, 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 88,500.00

1. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

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 22nd day of June, 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
June 20th. 190

Patricia A. Torba
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)

Notary Public for Oregon
My commission expires:

Personally appeared the above named _____
Leo E. Torba
Patricia A. Torba

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

Landhills

Before me, **DANA M. NIELSEN**
NOTARY PUBLIC-OREGON
 My Commission Expires 1/31/92

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 27th
day of June, 19 90,
at 11:09 o'clock A M., and recorded
in book M90 on page 12583 or as
file/reel number 16769,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paul H. Mulhade, Deputy

Fee \$28.00