

KNOW ALL MEN BY THESE PRESENTS, That BOB A. DORTCH AND PAULA MARIAN DORTCH, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLLIE H. KNAGGS AND FRAN A. KNAGGS, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 22 in Block 2 of ROLLING HILLS SUBDIVISION TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ASSESSORS ACCOUNT NO. 3910 019AO 04500
ASSESSORS KEY NO. 599141

"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 \$ 119,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the more 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 17th day of August, 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
August 17, 19 90 ss.

Bob A. Dortch
Bob A. Dortch
Paula Marian Dortch
Paula Marian Dortch

Personally appeared the above named
PAULA MARIAN DORTCH

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

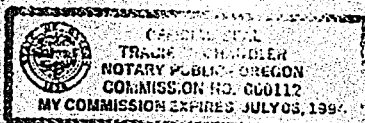
Before me:

Daniel Chandler
Notary Public for Oregon
My commission expires: 7-6-94

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)



Bob A. & Paula Marian Dortch
3039 1st St.
Klamath Falls 97601

Rollie H. & Fran A. Knaggs
3623 Rockingham Dr.
Klamath Falls 97603

Klamath First Federal S&L
340 Main St.
Klamath Falls 97601

Until a change is requested all tax statements shall be sent to the address:
same as above

STATE OF OREGON,

County of _____ ss.
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

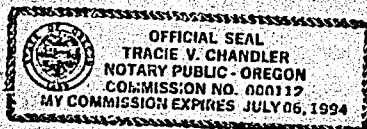
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 17th day of August, 1990 personally appeared Paula Marian Dortch, who being duly sworn (or affirmed), did say that She is the attorney in fact for Bob A. Dortch and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)



Before me:

Tracie V. Chandler
7-6-94
(Signature)

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day of Aug. A.D., 19 90 at 4:29 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 16621.

FEE \$33.00

Evelyn Biehn County Clerk

By Paula M. Chandler