

KNOW ALL MEN BY THESE PRESENTS, That

BETTY EVALYN BALES

Page

17504

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

LYLE R. SMITH AND JUDY W. SMITH, 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 10 in Block 38 of HOT SPRINGS 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.

Assessors Account No. 1-3809-28CB-2500

Assessors Key No. 305075

MOUNTAIN TITLE COMPANY

"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 \$ 62,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31st 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 31

) ss.

, 19 90

Personally appeared the above named

Mary Patricia McCune forBetty Evalyn Bales her attorneyin fact.

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

Before me

James L. Morgado

Notary Public for Oregon

My commission expires: 8-31-91

Betty Evalyn Bales by Mary Patricia McCune her attorney in fact

Betty Evalyn Bales by Mary Patricia McCune her attorney in fact

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)

Betty Evalyn Bales

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Lyle R. Smith & Judy W. Smith

725 Eldorado Blvd.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 31stday of Aug., 19 90,at 12:01 o'clock P.M., and recordedin book M90 on page 17504 or asfile/reel number 19588,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Nishadore Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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MOUNTAIN TITLE COMPANY