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ALL MEN BY THESE PRESENTS, That  
RONALD D. FRYE and GLENNA D. FRYE, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
PHILIP L. EUBANKS and SANDRA J. EUBANKS, husband and wife  
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 16, Block 9. SIXTH ADDITION TO

Lot 16, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-012CB-08400.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, recorded June 27, 1976, in Volume M76, page 11406, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan-Association of Klamath Falls, Oregon, as Beneficiary. The Grantees named herein do not agree to assume nor pay and the Grantors named herein agree to hold the Grantees harmless therefrom.

"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 as of the date of this deed

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 \$ 94,900.00

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In constructing this estimate, the following assumptions have been made:

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 19<sup>th</sup> day of November, 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.

STATE OF OREGON,  
County of Klamath  
November 19, 19 90 ss.

GLENN D. EBY

*Personally appeared the above named*  
RONALD D. FRYE and GLENNA D. FRYE

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

Before me: Kristi L. Redd  
Notary Public for the State of Utah

Before me: Kristi L. Redd  
Notary Public for the State of Utah

Notary Public for Oregon

My commission expires: 11/16/91

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)

STATE OF OREGON.

County of        Klamath

I certify that the within instrument was  
received for record on the 20th  
day of Nov., 19 90

at 9:22 o'clock A M., and recorded  
in book M90 on page 23163 or as  
file/reel number 22780

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Shubendra Nishad Deputy

Fee \$28.00

**MOUNTAIN TITLE COMPANY**

RONALD D. FRYE and GLENNA D. FRYE  
5520 Homer Dr.  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

PHILLIP L. EURANKS and SANDRA J. EURANKS  
3954 Rio Vista Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return by

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP