

KNOW ALL MEN BY THESE PRESENTS, That STEVEN CARL SOUDER AND LYNDA LEE SOUDER, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. E. DIAL AND R. D. DIAL, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

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 \$ 55,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 26th day of November 1990; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of) ss.
, 19

Steven Carl Souder

Personally appeared the above named

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

Before me:

Notary Public for Oregon
My commission expires:

State of AZ, County of Yuma
Signed before me on this 26th day of Nov 1990 by Luz M. ORDONEZ, Notary Public for Arizona, My commission expires March 5, 1994

STATE OF OREGON, County of Klamath, ss.

The foregoing instrument was acknowledged before me this 26th day of November 1990, by Luz M. Ordóñez, president, and by secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

Steven Carl Souder
3853 Clinton Ave.
Klamath Falls OR 97603

W. E. & R. D. Dial
3809 Clinton Ave.
Klamath Falls OR 97603

Klamath First Federal Svc
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

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

Lot 20 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
 EXCEPTING THEREFROM the following described parcel: Beginning at a point on the Southerly line of Lot 20 of LANDIS PARK, 112 feet South 88 degrees 44' West from the iron pin which marks the Southeast corner of Lot 20 LANDIS PARK and running thence; continuing South 88 degrees 44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26 degrees 33' East, a distance of 33 feet to a point; thence South 44 degrees 24' East a distance of 39.4 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
 of Jan. A.D., 19 91 at 3:57 o'clock PM., and duly recorded in Vol. M91,
 of Deeds on Page 55.

Evelyn Biehn - County Clerk

By Pauline Mulendare

FEE \$33.00

