

KNOW ALL MEN BY THESE PRESENTS, That John R. Wilson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald R. Crane and Linda L. Crane, 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 15, Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed (including terms and provisions thereof) dated March 30, 1990, recorded March 30, 1990 in Volume M90, at page 5878 Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is; Klamath First Federal Savings and Loan Association. The above Grantee hereby does not agree to assume and to pay this in full.

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 all those of record and those apparent to the land 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00.
~~THIS DEED IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED WITHIN THE TIME SPECIFIED IN THE FOLLOWING ORDER OF RECORDING. IF IT IS NOT RECORDED WITHIN THE TIME SPECIFIED, IT SHALL BE VOID AND OF NO EFFECT.~~

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 15th day of February, 19 91; 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.
February 15, 19 91

John R. Wilson

Personally appeared the above named _____
John R. Wilson

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

Before me:

Kristi G. Redd
 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)

John R. Wilson
6712 Amber Way
Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Donald R. Crane and Linda L. Crane
296 Main Street
Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Donald R. Crane and Linda L. Crane
296 Main Street
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Donald R. Crane and Linda L. Crane
296 Main Street
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of February, 19 91, at 2:19 o'clock P. M., and recorded in book M91 on page 2897 or as file/reel number 25967.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

Bernetha H. Hetcher Recording Officer
 Deputy