

KNOW ALL MEN BY THESE PRESENTS, That Norman William Melton and Deloris Joan Budrius and Russell Leroy Melton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith Ward and Margaret H. Ward, 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:

Lots 32 and 33 in Block 12 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those apparent upon the land, if any, 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 \$ 40,000.00. 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 4th day of October, 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 Multnomah) ss.
October 8, 19 91

Personally appeared the above named
Norman William Melton
and Deloris Joan Budrius

Norman William Melton
Norman William Melton

Deloris Joan Budrius
Deloris Joan Budrius

Russell Leroy Melton
Russell Leroy Melton

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

Before me: Edna S. Southwell
Notary Public for Oregon
My commission expires: 9/30/93

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)

Norman William Melton

Deloris Joan Budrius

Russell Leroy Melton

GRANTOR'S NAME AND ADDRESS

Keith Ward

Margaret H. Ward

2734 Hope Street, Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 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, Oregon 97603

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.

Recording Officer

By _____ Deputy

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

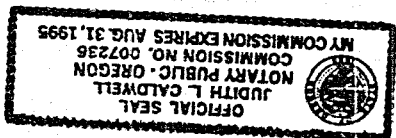
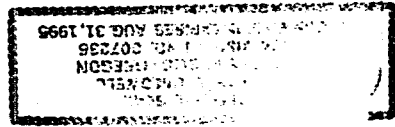
County of }
Klamath }
ss.

BE IT REMEMBERED, That on this 10th day of October, 19 91, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Russell Leroy Melton

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judith L. Caldwell
Notary Public for Oregon.
My Commission expires 8-31-95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.,
Oct. 19 91 at 3:36 o'clock P. M., and duly recorded in Vol. M91
Deeds on Page 21262
Evelyn Biehn - County Clerk
By *Evelyn Biehn*

FEE \$33.00