

KNOW ALL MEN BY THESE PRESENTS, That ELLIS V. OCHS AND VERA L. OCHS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JON W. MANNING AND SHERYL ROJO, WITH RIGHTS OF SURVIVORSHIP, 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 96 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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 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 \$ 45,000.00

~~NOTARY PUBLIC FOR THE STATE OF OREGON, My Commission Expires AUG 31, 1995~~  
 (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 8th day of January, 19 92; 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.  
 January 8, 19 92

Ellis V. Ochs  
 Ellis V. Ochs

Vera L. Ochs  
 Vera L. Ochs

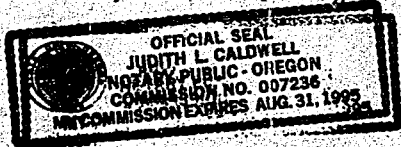
Personally appeared the above named  
Ellis V. Ochs and Vera L. Ochs

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

Before me:

Judith L. Caldwell  
 Notary Public for Oregon

My commission expires: 8-31-95



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)

Ellis V. Ochs and Vera L. Ochs  
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Jon W. Manning and Sheryl Rojo  
1023 Merryman Drive  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Send a change to request 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 Klamath

I certify that the within instrument was received for record on the 9th day of Jan, 19 92, at 2:14 o'clock P. M., and recorded in book M92 on page 541 or as file/reel number 39638, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Neelander Deputy

Fee \$28.00