

KNOW ALL MEN BY THESE PRESENTS, That

RONALD E. PHATR AKA RONALD PHATR hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL K. OVGARD and ELIZABETH K. OVGARD, 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 10, Block 1, BEL-AIRE GARDENS, 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 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 \$55,900.00

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.

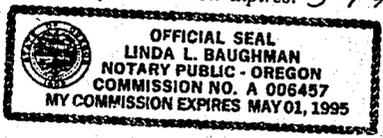
In Witness Whereof, the grantor has executed this instrument this 10 day of January, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, County of Klamath, ss. January 10, 1992. Personally appeared the above named RONALD E. PHATR

Ronald E. Phatr RONALD E. PHATR RONALD PHATR

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

Before me: Linda L. Baughman Notary Public for Oregon My commission expires: 5-1-95



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)

Form with fields for Grantor's Name and Address (RONALD E. PHATR, P.O. Box 1684, Klamath Falls, OR 97601) and Grantee's Name and Address (RUSSELL K. OVGARD and ELIZABETH K. OVGARD, 5524 BELAIRE DRIVE, KLAMATH FALLS, OR 97603).

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 15th day of Jan., 1992, at 2:18 o'clock P.M., and recorded in book M92 on page 901 or as file/reel number 39836. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Pauline Muelender Deputy

Fee \$28.00

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