

KNOW ALL MEN BY THESE PRESENTS, That
Mary Helen Sawyer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Mikael J. Johnson and Patricia M. Johnson, 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:

Refer to the attached legal description

"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 \$ 70,500.00.
~~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 29th 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.

Mary Helen Sawyer
Mary Helen Sawyer

STATE OF OREGON,)
County of Klamath) ss.
January 29, 19 92.

Personally appeared the above named _____

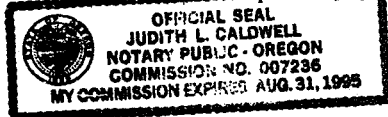
Mary Helen Sawyer

_____ and acknowledged the foregoing instrument to be _____ 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)

Mary H. Sawyer

c/o KFF

GRANTOR'S NAME AND ADDRESS

Mikael J. and Patricia M. Johnson

2300 Yale Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

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 S&LA

2943 SOUTH SIXTH STREET

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.

SPACE RESERVED

FOR

RECORDER'S USE

Recording Officer

By _____ Deputy

EXHIBIT A
LEGAL DESCRIPTION

Lot 11 in Block 39 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

ALSO Lots 12, 13, 14, 15 and 18 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

ALSO, the Southeasterly 64 feet of Lot 17 and the Southeasterly 48 feet of Lot 16 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Jan. A.D., 19 92 at 3:41 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 1987.

Evelyn Biehn County Clerk

FEE \$33.00

By Pauline Mullendore