

KNOW ALL MEN BY THESE PRESENTS, That BILL M. WINCHELL and DORA J. WINCHELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIRSTEN A. CONOVER, 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 in Block 44 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 65,000.00

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 4th day of February, 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.  
February 4, 1992

Bill M. Winchell  
BILL M. WINCHELL  
Dora J. Winchell  
DORA J. WINCHELL

Personally appeared the above named \_\_\_\_\_  
BILL M. WINCHELL  
DORA J. WINCHELL

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

Before me:

Nancy M. Winchell  
Notary Public for Oregon

My commission expires: 6/8/92

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)

BILL M. WINCHELL and DORA J. WINCHELL

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th

day of Feb., 1992,

at 2:53 o'clock P. M., and recorded

in book M92 on page 2503 or as

file/reel number 40707.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

KIRSTEN A. CONOVER

2032 EARLE ST.

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

KIRSTEN A. CONOVER

2032 EARLE ST.

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

KIRSTEN A. CONOVER

2032 EARLE ST.

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mulder Deputy

Fee \$28.00