

KNOW ALL MEN BY THESE PRESENTS, That Daniel L. Zimmermann

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill M. Winchell and Dora J. Winchell, 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:

PLEASE SEE BACK OF INSTRUMENT

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

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 7th 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 7, 19 92 .

Daniel L. Zimmermann by Lyle Richards
his attorney in fact.

Personally appeared the above named _____

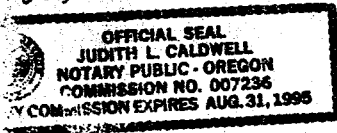
Lyle Richards as Power of Attorney
for Daniel L. Zimmermann

and acknowledged the foregoing instrument to be his 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)

Daniel L. Zimmermann
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Bill M. Winchell and Dora J. Winchell
1140 Monclair Street
Klamath Falls, Oregon 97601

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.

SPACE RESERVED

FOR

RECORDERS USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

92 FEB 7 PM 3 37

PARCEL 1

That portion of Lots 7 and 8 in Block 11 in HOT SPRINGS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, as shown by the recorded plat of said Addition in the office of the County Clerk of said Klamath County described as follows:

Beginning at the Northeasterly corner of Block 11, HOT SPRINGS ADDITION to Klamath Falls; thence Southwesterly along the Northerly line of Mon Claire Street 40 feet; thence Northwesterly parallel with Cross Street, 100 feet, more or less, to the rear line of Lot 8, Block 11, thence Northeasterly along the rear line of Lots 7 and 8, Block 11, parallel with Mon Claire Street 40 feet, to the Southwesterly line of Cross Street; thence Southeasterly along the line of Cross Street 100 feet, more or less to the point of beginning.

PARCEL 2

A strip of land four feet wide situated in Block 11 of HOT SPRINGS 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, being more particularly described as follows:

Beginning at a point forty (40) feet Southwesterly along the Northwesterly line of Mon Claire Street from the most Easterly corner of Lot 7 in Block 11 of HOT SPRINGS ADDITION to said City of Klamath Falls, Oregon; thence Northwesterly to a point on the Northwesterly line of Lot 8 in said Block 11, forty (40) feet from the Westerly line of Cross Street; thence Southwesterly along said Northwesterly line of said Lot 8 to intersection with a line four (4) feet Southwesterly and parallel with the line herein described; thence Southeasterly and parallel with the line first herein described to the Northwesterly line of Mon Claire Street; thence Northeasterly along Mon Claire Street to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day of Feb. A.D., 19 92 at 3:37 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 2684.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mulholland