

KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

MELLON B. TAYLOR AND MARY L. TAYLOR,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS W. SPENCER  
AND LYNNE D. SPENCER, 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 7 in Block 4 of THE TERRACES, 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 \$ 98,000.00  
However, the actual consideration paid for this transfer may be stated in 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 14 day of April, 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.  
4-9, 19 92

Personally appeared the above named

Mellon B. Taylor AND  
MARY L. Taylor

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

Before me:

Tracie V. Chandler  
Notary Public for Oregon

My commission expires: 7-6-94

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)

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was  
received for record on the 9th  
day of April, 19 92,  
at 3:37 o'clock P. M., and recorded  
in book M92 on page 7459 or as  
file/reel number 43298

Record of Deeds of said county.

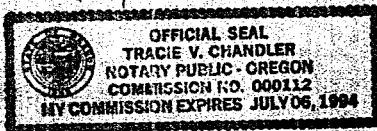
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mulcaire Deputy

Fee \$30.00



<u>Mellon B. &amp; Mary L. Taylor</u> <u>418 Oregon St.</u> <u>Klamath Falls OR 97601</u> <small>GRANTOR'S NAME AND ADDRESS</small>	
<u>Thomas W. &amp; Lynne D. Spencer</u> <u>418 Oregon St.</u> <u>Klamath Falls OR 97601</u> <small>GRANTEE'S NAME AND ADDRESS</small>	
<u>Klamath Trust Federal Savings Loan</u> <u>301 Main St.</u> <u>Klamath Falls OR 97601</u> <small>NAME, ADDRESS, ZIP</small>	
<small>Until a change is reported on this instrument shall be sent to the following address:</small> <u>Same as above</u> <small>NAME, ADDRESS, ZIP</small>	

SPACE RESERVED

FOR

RECORDER'S USE