

KNOW ALL MEN BY THESE PRESENTS, That

LINDA L. PEDERSON who acquired title as LINDA L. FLURY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ALAN F. HUBERT and VICKI L. HUBERT, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 \$ 41,000.00

~~Notwithstanding the above, the consideration for this transfer shall be deemed to be the amount of the consideration paid for the transfer of the property described in this instrument, if the consideration paid for the transfer of the property described in this instrument is not the same as the consideration paid for the transfer of the property described in this instrument, the consideration paid for the transfer of the property described in this instrument shall be deemed to be the amount of the consideration paid for the transfer of the property described in this instrument.~~

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 28th day of February, 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.  
February 18, 19 92

Linda L. Pederson  
LINDA L. PEDERSON

Personally appeared the above named  
LINDA L. PEDERSON

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

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.

By \_\_\_\_\_ Recording Officer  
Deputy

LINDA L. PEDERSON

KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

ALAN F. HUBERT and VICKI L. HUBERT

1120 MONCLAIRE

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ALAN F. HUBERT and VICKI L. HUBERT

1120 MONCLAIRE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

ALAN F. HUBERT and VICKI L. HUBERT

1120 MONCLAIRE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

7658

MTC NO.: 27019-KR

EXHIBIT A  
LEGAL DESCRIPTION

The Southwesterly 10 feet of Lot 9, and Northeasterly 40 feet of Lot 10 in Block 11 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Westerly line of MonClaire Street 10 feet in a Northeasterly direction from the most Southerly corner of Lot 9, Block 11, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running in a Northwesterly direction parallel with the Southerly line of said Lot 9, 100 feet to the Westerly line of said Lot 9; thence Southwesterly along the Westerly line of Lots 9 and 10 in said Block 11, 50 feet; thence Southeasterly and parallel with the line between said Lots 9 and 10, 100 feet to the Westerly line of MonClaire Street; thence Northeasterly along the Westerly line of MonClaire Street, 50 feet to the place of beginning; EXCEPTING and reserving, however, a strip of land 6 feet in width off the Northwesterly end of the above described tract to be used as an alley.

SUBJECT TO: Trust Deed, dated November 21, 1985, and recorded November 22, 1985, in Volume M85, page 19495, Microfilm Records of Klamath County, Oregon, in favor of Jackson County Federal Savings and Loan Association, as Beneficiary who subsequently assigned their interests to Countrywide Funding Corporation who subsequently assigned their interest to The Skylake State Bank. The Grantees named on the reverse side of this deed hereby agree to assume and pay this Trust Deed in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of April A.D., 19 92 at 2:27 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 7657.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Anderson