

44503

KNOW ALL MEN BY THESE PRESENTS, That

LUCILLE ANDRIEU who took title as LUCILLE WEBSTER

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

WALTER L. MODEN and DONNA L. MODEN, 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 \$ 36,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~substantive~~ 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 5th day of May, 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.

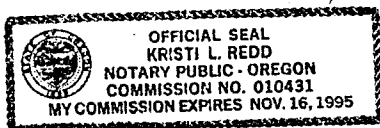
STATE OF OREGON,
County of Klamath ss.
May 5, 19 92.

Personally appeared the above named
LUCILLE ANDRIEU

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 _____ (SEAL)
My commission expires: _____

LUCILLE ANDRIEU
6033 SHASTA WAY
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

WALTER L. MODEN and DONNA L. MODEN
13580 SPRING LAKE RD.
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to
WALTER L. MODEN and DONNA L. MODEN
13580 SPRING LAKE RD.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

WALTER L. MODEN and DONNA L. MODEN
13580 SPRING LAKE RD.
KLAMATH FALLS, OR 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.

By _____ Recording Officer
_____ Deputy

MTC NO. 27574-KR

EXHIBIT A
LEGAL DESCRIPTION

All that portion of TRACT 24, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Southwesterly line of said Tract 24, which is North 66 degrees 33' West, 96.19 feet from the most Southerly corner of said Tract; thence North 21 degrees 37' East, 291.15 feet to a point in the Northeasterly line of said Tract 24; thence South 70 degrees 37' East, along the Northeasterly line of said tract, a distance of 64.49 feet; thence South 21 degrees 37' West 295.7 feet, more or less, to a point in the Southwesterly line of said Tract 24; thence North 66 degrees 33' West 64.49 feet to the point of beginning.

TOGETHER WITH a 1978 SANDP Mobile Home, Oregon License #X148112, Serial #ORFL1A813381009 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of May A.D., 19 92 at 2:45 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 9795.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mueland