Loan #0100443078 '92 JUL 24 PM 1 52 MTC# 28126

FORM No. 633—WARRANTY DEED (Individual or Corporate). COPYRIGHT 1982 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

No. 17984

WARRANTY DEED Vol. M92 Page 16412

KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN A. DAVIDSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LINDA J. COOPER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 5 in Block 2 of TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and the 1992-1993 fiscal year taxes a lien, not yet due and payable. and that grantor will warrant and forever defend the 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 $ 76,000.00 ①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ①(The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of July, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Benjamin A. Davidson

Benjamin A. Davidson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 24, 1992,

by Benjamin A. Davidson

This instrument was acknowledged before me on ....., 19....,

by .....

as .....

of .....

OFFICIAL SEAL
JUDITH L. CALDWELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 007236
MY COMMISSION EXPIRES AUG 31, 1995

Judith L. Caldwell

Notary Public for Oregon

My commission expires 8-31-95

Benjamin A. Davidson
c/o KFFS 2943 S. 6th
Klamath Falls, OR 97603

Grantor's Name and Address

Linda J. Cooper
4428 El Cerrito Way
Klamath Falls, Oregon 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of July, 19 92, at 1:52 o'clock P M., and recorded in book/reel/volume No. M92 on page 16412 and/or as fee/file/instrument/microfilm/reception No. 47984 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline S. Vandenberg Deputy.

Fee $30.00