

48319

KNOW ALL MEN BY THESE PRESENTS, That Paul Fitzhugh and Billie D. Fitzhugh

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David J. Phelan and Rebecca L. Phelan, 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 16 in Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 of the date of this deed, and taxes and that for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 69,000.00. 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.

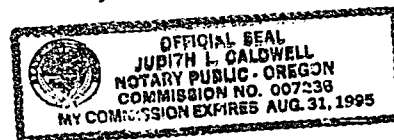
In Witness Whereof, the grantor has executed this instrument this 30th day of July, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
July 30, 19 92.

Personally appeared the above named _____
Paul Fitzhugh and Billie D. Fitzhugh

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

Before me: Judith L. Caldwell STATE OF OREGON, County of _____) ss.
Notary Public for Oregon
My commission expires: 8-31-95



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: _____

Paul & Billie D. Fitzhugh
c/o KFF

GRANTOR'S NAME AND ADDRESS

David J. & Rebecca L. Phelan
1625 Tamera Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
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 S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 31st day of July, 19 92, at 11:33 o'clock A. M., and recorded in book M92 on page 17038 or as file/reel number 48319.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene M. Mendenhall Deputy

Fee \$30.00