

KNOW ALL MEN BY THESE PRESENTS, That Linda J. Cooper

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Seater and Linda A. Seater, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

"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, if any, and the 1992-1993 fiscal year taxes, a lien not yet due and payable

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 \$ 70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 1st day of October, 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.
October 1, 19 92

Linda J. Cooper
LINDA J. COOPER

Personally appeared the above named Linda J. Cooper

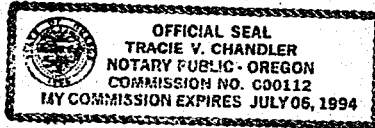
and acknowledged the foregoing instrument to be her voluntary act and deed.

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)



Linda J. Cooper	
GRANTOR'S NAME AND ADDRESS	
James L. Seater	
Linda A. Seater	
10840 Hwy 39, Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Klamath First Federal	
P. O. Box 5270	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Klamath First Federal	
P. O. Box 5270	
Klamath Falls, OR 97601	
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.: 28498

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the SE1/4 SE1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 36; thence North 0 degrees 14' East a distance of 321.7 feet; thence North 89 degrees 57' West a distance of 30 feet to an iron pin set in the Westerly boundary of the Klamath Falls-Merrill Highway and the true point of beginning; thence North 89 degrees 57' West a distance of 380.5 feet; thence South 0 degrees 14' West a distance of 143.8 feet; thence South 89 degrees 54 1/2' East a distance of 380.5 feet, more or less to a point on the Westerly boundary of the Klamath Falls-Merrill Highway; thence North 0 degrees 14' East a distance of 144.1 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of Oct. A.D., 19 92 at 11:37 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 23297.

FEE \$35.00

Evelyn Biehn, County Clerk

By Preslene Mullemdare