MOUNTAIN TITLE COMPANY

54725 MTC 28765-HF WARRANTY DEED Vol. M92 Page 28684

KNOW ALL MEN BY THESE PRESENTS, That ROGER L. BURCH and LORRAINE M. BURCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. SAVELAND and LINDA L. SAVELAND, 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:*

Lots 4 and 5 in Block 6 of DIXON ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded 11/1/77 in Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association. The Grantees herein agree to assume and pay this obligation in full.

DEC 2 2 55

MOUNTAIN TITLE COMPANY

"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 $ 105,000.00 *(Here comply with the requirements of 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* December *, 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.*

Roger L. Burch
ROGER L. BURCH

Lorraine M. Burch
LORRAINE M. BURCH

STATE OF ~~[illegible]~~, ALASKA)
~~County of~~ 4TH JUDICIAL DIST.) ss.
December 1 , 19 92 .

Personally appeared the above named ROGER L. BURCH
LORRAINE M. BURCH
and acknowledged the foregoing instrument to be their *voluntary act and deed.*

Before me: Eugene R. Belland
Notary Public for ~~Oregon~~ Alaska
My commission expires: 7-7-95

NOTARY PUBLIC STATE OF ALASKA EUGENE R. BELLAND

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)*

ROGER L. BURCH and LORRAINE M. BURCH
1239 D ST.
FAIRBANKS, AK
GRANTOR'S NAME AND ADDRESS

MICHAEL W. SAVELAND and LINDA L. SAVELAND
2028 PARK AVE.
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording, return to (Name, Address, Zip):
MICHAEL W. SAVELAND and LINDA L. SAVELAND
2028 PARK AVE.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MICHAEL W. SAVELAND and LINDA L. SAVELAND
2028 PARK AVE.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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 3rd *day of* Dec. *, 19* 92 *, at* 2:55 *o'clock* P *M., and recorded in book* M92 *on page* 28684 *or as file/reel number* 54725 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY