

KNOW ALL MEN BY THESE PRESENTS, That Trustees of the Charles Frost Sheridan Living

Trust dated November 9, 1987

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Scott Watters and Theresa Jane Watters, 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:

The Northerly 145.33 feet of Lot 4 in Block 3 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 records and those apparent upon the land, if any, as of 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 \$ 108,500.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ _____.~~
~~None of the consideration paid for this transfer is in the form of property or other goods or services which is the whole or~~
~~part of the consideration paid for this transfer.~~ (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 18th 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. Trustees of the Charles Frost Sheridan

Living Trust dated 11/9/87

STATE OF ~~OREGON~~ California,)
County of Tulare) ss.
December 18 19 92

Anne Grey Sheridan Tiber
ANNE GREY SHERIDAN TIBER,
Trustee

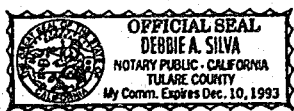
Personally appeared the above named
ANNE GREY SHERIDAN TIBER

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

Before me: Michael A. Sill
Notary Public for ~~Orange~~ California
My commission expires:
December 10, 1993

Before me: William A. Silva STATE OF OREGON, County of _____) ss.
 Notary Public for ~~Oregon~~ California The foregoing instrument was acknowledged before me this _____, 19____, by _____,
 My commission expires: _____ president, and by _____,
 December 10, 1993 _____ secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)



Charles Frost Sheridan Trust
c/o KFF

STATE OF OREGON,
ss.

GRANTOR'S NAME AND ADDRESS

Scott and Theresa Watters
c/o KFF

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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

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

· SPACE RESERVED

FOR
RECORDERS USE

I certify that the within instrument was received for record on the 21st day of Dec., 19 92, at 3:22 o'clock P. M., and recorded in book M92 on page 30324 or as file/reel number 55475.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulendae Deputy

Fee \$30.00