

5518

KNOW ALL MEN BY THESE PRESENTS, That William E. DeBudge and Janis Marie DeBudge

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kristy Ann Kite, 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 BACK SIDE OF THIS DEED

MOUNTAIN TITLE COMPANY

REC-22 AH 11 23

"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 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 \$ 71,500.00. (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 21st 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.

STATE OF OREGON,)
County of Klamath) ss.
December 21, 19 92

William E. DeBudge
WILLIAM E. DeBUDGE

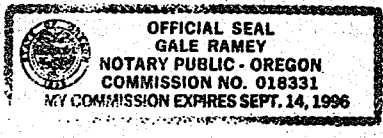
Personally appeared the above named William E. DeBudge and Janis Marie DeBudge

Janis Marie DeBudge
JANIS MARIE DeBUDGE

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

Before me: Notary Public for Oregon
My commission expires: 9/14-96

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)



William E. DeBudge and Janis Marie DeBudge

GRANTOR'S NAME AND ADDRESS

Kristy A. Kite
11957 Hwy 66
Klamath Falls, OR 97601

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

30403

PARCEL 1

All that portion of the SW1/4 SW1/4 of Section 28, and of the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the North line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33, bears North 25 degrees 40' West a distance of 1230.75 feet; thence Westerly along said North line of Highway 80.35 feet to the Southwest corner of property deeded to J.C. Wall, et ux, being the true point of beginning of this description; thence North 0 degrees 21' West 832.0 feet; thence West 76.7 feet; thence North 0 degrees 21' West 860.0 feet, more or less, to the South line of the Emmitt Ditch; thence Westerly along said ditch line 153.4 feet measured at right angles to said last mentioned line; thence South 0 degrees 21' East 880.0 feet; thence East 153.4 feet; thence South 0 degrees 21' East 832.0 feet to the North line of Highway; thence Easterly along said line 80.35 feet to the true point of beginning.

PARCEL 2

Beginning at a point in the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is South 25 degrees 40' East, 1230.75 feet to a point on the Northerly right of way line of Klamath Falls-Ashland Highway; thence South 72 degrees 38' West, along said right of line, a distance of 160.7 feet; and thence North 0 degrees 21' West 400 feet, which point of beginning is on the Easterly boundary of a parcel of land deeded by Heidarar to Jameson and described in deed recorded in Volume 159 at page 581, Deed Records of Klamath County, Oregon; thence North 0 degrees 21' West, 432 feet; thence South 89 degrees 39' West 153.4 feet; thence South 0 degrees 21' East 432 feet; thence North 89 degrees 39' East 153.4 feet, to the point of beginning; being a portion of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of December A.D., 19 92 at 11:23 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 30402

FEE \$35.00

Evelyn Beihn, County Clerk

By Pauline Mullins