

KNOW ALL MEN BY THESE PRESENTS, That Edward C. Ewell and Evelyn E. Ewell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. Brett Johnson and Ruth M. Johnson, 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 Southeasterly 21 feet of Lot 2 and the Northwesterly 44.8 feet of Lot 3, Block 4 of FIRST ADDITION TO TONATEE HOMES, 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 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 \$ 56,000.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00, and the balance of the purchase price of the real property described in this deed, which is \$ 56,000.00, shall be paid to the grantor by the grantee in installments as follows: \$ 10,000.00 on the date of this deed, and the balance of \$ 46,000.00 in installments of \$ 10,000.00 per year for four years, beginning on the date of this deed, and the balance of \$ 6,000.00 on the date of the fourth installment. The grantor hereby agrees to accept the above stated consideration for the real property described in this deed, and the grantor hereby agrees to accept the above stated consideration for the real property described in this deed, and the grantor hereby agrees to accept the above stated consideration for the real property described in this deed.~~

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 25th day of March, 1993, 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)
March 25, 1993) ss.

Edward C. Ewell

Evelyn E. Ewell

Personally appeared the above named
Edward C. Ewell and
Evelyn E. Ewell

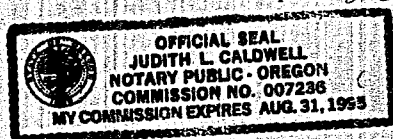
and acknowledged the foregoing instrument to be their voluntary act and deed

Before me: Judith L. Caldwell
Notary Public for Oregon
My commission expires: 8-31-95

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)



Edward C. Ewell	
Evelyn E. Ewell	
C/O KFFSL	
GRANTOR'S NAME AND ADDRESS	
M. Brett Johnson	
Ruth M. Johnson	
C/O KFFSL	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
KLAMATH FIRST FEDERAL S&LA	
2943 SOUTH SIXTH STREET	
KLAMATH FALLS, OR 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, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 25th day of March, 1993, at 3:40 o'clock P.M. and recorded in book M93 on page 6096 or as file/reel number 59036. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paula M. Lindere Deputy