

103 APR 6 PM 3 41
MTC #29580

59514

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carol George

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles L. Pittman and Anita E. Shaw, with rights of survivorship, 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 REVERSE SIDE FOR LEGAL DESCRIPTION

"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 \$ 58,000.00. However, the actual consideration is stated in terms of dollars, is \$ 58,000.00. The grantor hereby covenants to and with the grantee that the 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.

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 5th day of April, 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.

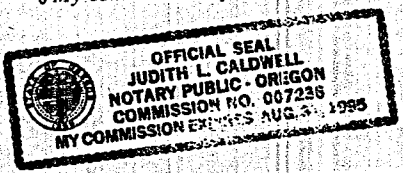
Carol George
Carol George

STATE OF OREGON,
County of Klamath) ss.
April 5, 1993

Personally appeared the above named
Carol George

and acknowledged the foregoing instrument to be her 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)

Grantor	Carol George
	C/O KFFSL
Grantee's Name and Address	Charles L. Pittman Anita E. Shaw C/O KFFSL
After recording return to:	KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET KLAMATH FALLS, OR 97603
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

SPACE RESERVED
FOR
RECORDERS USE

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

MTC NO: 29580

LEGAL DESCRIPTION

7017

A tract of land situated in Lots 51 and 52 in Block H of HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Lot 51 of HOMECREST, which lies North 89 degrees 49' East a distance of 60 feet from the iron pin which marks the Northwest corner of Lot 51 of HOMECREST and running thence East along the North line of Lots 51 and 52 of HOMECREST, a distance of 60 feet to an iron pin; thence South 0 degrees 11' East, a distance of 120 feet to an iron pin; thence South 89 degrees 49' West, a distance of 60 feet to an iron pin; thence North 0 degrees 11' West, a distance of 120 feet, more or less 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 April A.D., 19 93 at 3:41 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 7016

Evelyn Biehn - County Clerk
By *[Signature]*

FEE \$35.00