

KNOW ALL MEN BY THESE PRESENTS, That Douglas A. Dean and Laurie J. Dean

HTC 29029

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Jay Utecht and Janice Marie Utecht, husband and wife

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 und 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 \$ 80,000.00

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 9th 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.

Douglas A. Dean
Laurie J. Dean

STATE OF OREGON, County of Klamath April 9, 1993

Personally appeared the above named Douglas A. Dean and Laurie J. Dean

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

Before me: Notary Public for Oregon My commission expires: 9-1-96



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)

Douglas A. Dean and Laurie J. Dean

GRANTOR'S NAME AND ADDRESS Richard Jay Utecht and Janice Marie Utecht

1936 Eldorado Blvd. Klamath Falls, OR 97601

After recording return to: Klamath First Federal P. O. Box 5270 Klamath Falls, OR 97601

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

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. 29629

LEGAL DESCRIPTION

Lot 15, Block 8, ELDORADO 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.

TOGETHER WITH that portion of vacated Peach Street more particularly described as follows:

Beginning at the most Easterly corner of said Lot 15; thence Northwesterly along the arc of a curve to the right, having a radius of 1,494.96 feet to an intersection with the extension of the Northwesterly line of said lot 15; thence Southwesterly along the extension of the said Northwesterly line to the Northwest corner of lot 15; thence Southeasterly along the Northeasterly line of said Lot 15 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
of April A.D., 19 93 at 3:47 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 7431

Evelyn Biehn - County Clerk

By Dorlene Muelindore

FEE \$35.00