

KNOW ALL MEN BY THESE PRESENTS, That Richard E. Long, Jr. and Susan M. Long

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michele O'Leary, 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:

Lot 16, Block 37, HOT SPRINGS 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.

"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,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,900.00 54,900.00

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 29th day of June, 19 93 ; 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.
June 29, 1993

Richard E. Long, Jr.
Susan M. Long
Susan M. Long

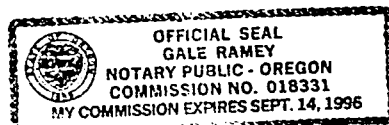
Personally appeared the above named _____
Richard E. Long, Jr. and _____
Susan M. Long _____

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

Before me:

Notary Public for Oregon

My commission expires: 9-1-98



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)

Richard E. Long Jr.
Susan M. Long

STATE OF OREGON.

55.

County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 1993, at 1:36 o'clock P. M., and recorded in book M93 on page 15478 or as file recd. number 63837.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Michele O'Leary
827 Eldorado Blvd.
Klamath Falls, OR 97601

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulender Deputy

Fee \$30.00