

69197

MOUNTAIN TITLE COMPANY

Vol m93 Page 25811

KNOW ALL MEN BY THESE PRESENTS, that Melvin L. Hammack and Jean E. Donato who hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas C. Koch and Linda C. Koch, 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 Easterly 68 feet of Lot 1, Block 4, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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 \$ 69,900.00

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 4th day of October, 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.

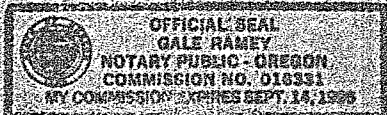
STATE OF OREGON)
County of Klamath) ss.
October 4, 1993

Personally appeared the above named
Melvin L. Hammack and
Jean E. Donato

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
1993, by
president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

Melvin L. Hammack and Jean E. Donato
3710 Seutter Place
Klamath Falls, OR 97603

Thomas C. Koch & Linda C. Koch
705 Hillside
Klamath Falls, Oregon 97601

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

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

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was
received for record on the 5th
day of Oct., 1993,
at 10:50 o'clock A.M., and recorded
in book M93 on page 25811 or as
file/reel number 69197
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer
By *David M. Mulendore* Deputy

Fee \$30.00

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10-05-93A10:50 RCVD