

KNOW ALL MEN BY THESE PRESENTS, THAT
DOUGLAS A. PIFER and BONITA B. PIFER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. CHAVARRIA, JR. and RUTH A. CHAVARRIA, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantor and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 27, PERRY'S ADDITION TO LLOYD'S TRACT, 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."

AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 "
To Have and to Hold the same unto the said grantee and grantees 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

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 the date of this deed

record and those apparent upon the land, if any, as 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.

XXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00
XXXXXX XXXXXXXX the actual consideration consists of the inclusion of the property of value stated in paragraph 1 of this
XXXXXX XXXXXXXX consideration (including but not limited to the interest in the property of value stated in paragraph 1 of this
XXXXXX XXXXXXXX

In Witness Whereof, the grantor has executed this instrument this 24 day of DEC, 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.

WASHINGTON
STATE OF OREGON
County of Clatsop) ss.
Dec 24, 1993

Personally appeared the above named
DOUG A. PIFER
BONITA S. PIFER

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

Before me, Frances A. Shupp
Notary Public for Oregon WA
My Commission expires: 12/24/93

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)

~~DOUG A. PIFER and BONITA B. PIFER~~
~~654 S. ALDER LANE~~
~~PORT ANGELES, WA 98362~~

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of Dec., 19 93 at 10:46 o'clock A. M. and recorded in book H93 on page 34624 or as file/reel number 73373

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mendenhall Deputy

Fee \$30.00