

06-03-94A10:27 RCVD

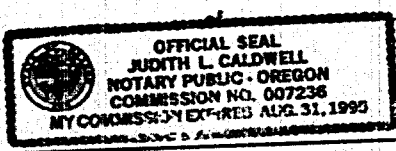
82097
KNOW ALL MEN BY THESE PRESENTS, That JOYCE SELLARS individually and as TRUSTEE of The Joyce C. Sellars Living Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TERRY R. SELLARS AND TERESA S. SELLARS husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 26 of WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$for love and affection
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
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 27 day of May, 1994;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Joyce Sellars
Joyce Sellars
Joyce C. Sellars Trustee of
Joyce C. Sellars as Trustee of the Joyce C. Klamath ss. Sellars Living Trust
STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on May 27, 1994,
by Joyce C. Sellars
This instrument was acknowledged before me on May 27, 1994,
by



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

Joyce C. Sellars
Grantor's Name and Address
Terry R. and Teresa S. Sellars
Grantee's Name and Address
After recording return to (Name, Address, Zip):
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
Mail requested certificate and all tax statements to (Name, Address, Zip):
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 3rd day of June, 1994, at 10:27 o'clock A.M., and recorded in book/reel/volume No. M94 on page 17483 or as fee/title/instrument/microfilm/reception No. 82097, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Pauline M. Biehn Deputy