

KNOW ALL MEN BY THESE PRESENTS, that JOHN A. HEDIN and LYNETTE R. HEDIN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY R. KROEKER and JOAN L. KROEKER, husband and wife, 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 improvements, her appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 68, BUENA VISTA 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.

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 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 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 \$11,000.00. In construing this deed and when 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 28th day of June, 1994, in the order of its board of directors.

STATE OF OREGON
County of Klamath
6/24, 1994

Personally appeared the above named JOHN A. HEDIN
LYNETTE R. HEDIN

and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

JOHN A. HEDIN and LYNETTE R. HEDIN

506 Addison
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
TIMOTHY R. KROEKER and JOAN L. KROEKER
PO Box 8190
Klamath Falls, OR 97602-7190
GRANTEE'S NAME AND ADDRESS

TIMOTHY R. KROEKER and JOAN L. KROEKER
PO Box 8190
Klamath Falls, OR 97602
NAME, ADDRESS, ZIP

TIMOTHY R. KROEKER and JOAN L. KROEKER
PO Box 8190
Klamath Falls, OR 97602
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.
I verify that the within instrument was received for record on the 28th day of June, 1994, at 2:55 o'clock P.M., and recorded in book M94, on page 20096 or as filed number 83451. Record of Deeds of said county.
Witness my hand and seal of County filed.

Evelyn Biehn, County Clerk
Recording Officer
D. Quisenberry, Deputy

Fee \$30.00