

KNOW ALL MEN BY THESE PRESENTS, That
 GARY S. HAM and CHARLENE A. HAM, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 MAXINE A. LUERY and MARK A. AUSEN, as tenants in common
 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 13 in Block 42 of 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.

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."

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 WHICH LIMIT LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS
 PROVIDED IN ORL 20-202 IN ALL ZONES

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 \$ 45,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE 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.~~

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 28 day of July, 1994;
 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.

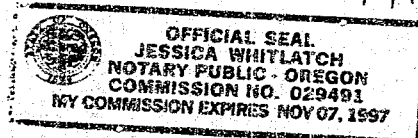
STATE OF OREGON,
 County of Klamath
 July 28, 1994 ss.

Gary S. Ham
 Charlene A. Ham
 CHARLENE A. HAM

Personally appeared the above named
 GARY S. HAM
 CHARLENE A. HAM

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

Before me:
 Jessica Whitlatch
 Notary Public for Oregon
 My commission expires: 11/7/97



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)

Gary & Charlene Ham
 309 Alameda
 Klamath Falls, OR 97603

MAXINE A. LUERY and MARK A. AUSEN
 6260 TINGLEY LANE
 KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
 MAXINE A. LUERY and MARK A. AUSEN
 6260 TINGLEY LANE
 KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

After recording return to:
 MAXINE A. LUERY and MARK A. AUSEN
 6260 TINGLEY LANE
 KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath ss.
 I certify that the within instrument was
 received for record on the 1st
 day of Aug, 1994,
 at 9:36 o'clock A.M., and recorded
 in book M94 on page 23377 or as
 file/reel number 85111
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By _____ Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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