

KNOW ALL MEN BY THESE PRESENTS That
ORVILLE SHOCKEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DONALD G. MONROE, SR.,
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:

SEE EXHIBIT "A" ATTACHED

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 \$ 18,000.00.

However, the actual consideration of 18,000.00 dollars is subject to the condition that the grantee shall pay to the grantor the sum of 18,000.00 dollars within 90 days of the date of this deed. If the grantee fails to pay the sum of 18,000.00 dollars within the time specified, then this deed shall be void and the grantor shall retain all rights in the premises. See ORS 30.930.

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 1 day of August, 19 94; 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)
AUGUST 1, 19 94) ss.

Orville Shockey by Diane Shockey his attorney in fact
ORVILLE SHOCKEY

Personally appeared the above named

~~ORVILLE SHOCKEY~~

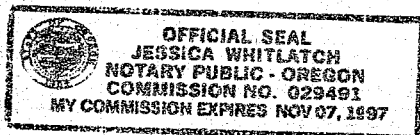
DIANE SHOCKEY AS ATTORNEY IN FACT
FOR ORVILLE SHOCKEY

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

Before me: *Jessie Whitlatch*
Notary Public for Oregon
My commission expires: 1/7/97

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)



ORVILLE SHOCKEY
103 Waddington Trail
Boose Creek SC 29445
GRANTOR'S NAME AND ADDRESS

DONALD G. MONROE, SR.
5031 Sturdivant
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
DONALD G. MONROE, SR.
5031 Sturdivant
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is received all tax statements shall be sent to the following address:
DONALD G. MONROE, SR.
5031 Sturdivant
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

SPMT RESERVED
FOR
RECORDERS USE

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

23530

EXHIBIT "A" LEGAL DESCRIPTION

The Southerly one-half of Lot 5 in Block 38 of FIRST 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, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 5 and running Northeasterly along the Southeasterly line of said Lot 5, 53 feet, more or less, to the most Southerly corner of Lot 4 in said Block; thence Northwesterly along the line between said Lots 4 and 5, 55 feet; thence Southwesterly parallel with Grant Street, 53 feet, more or less, to the Easterly line of Second Street; thence Southeasterly 55 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of Aug A.D., 19 94 at 3:52 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 23529.

FEE \$35.00

Evelyn Biehn
By Douglas Mulendore County Clerk