

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a national Banking Corporation and Judy Edgar, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alfred L. Edgar 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 3 and the N 1/2 of Lot 2, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of September, 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.

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.

STATE OF OREGON,
County of _____, 19____

United States National Bank of Oregon,
a national Banking Corporation

By: Louise K. Glur, Office Multnomah
STATE OF OREGON, County of _____, 19 94
Personally appeared Louise K. Glur

Personally appeared the above named _____

each for himself and not one for the other, did say that the former is the officer _____ who, being duly sworn, president and that the latter is the secretary of United States National Bank of Oregon

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before _____ OFFICIAL SEAL
(OFFICIAL SEAL) SANDRA RYAN
Notary Public for OREGON
MY COMMISSION EXPIRES DEC. 13, 1994

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
commission expires: 12-13-94
(If executed by a corporation, affix corporate seal)

U.S. Bank - SAG
111 SW 5th, T-810
Portland, OR 97204
GRANTOR'S NAME AND ADDRESS
Alfred & Judy Edgar
3370 Lake Forest Rd.
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantee
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 21st day of Sept., 1994, at 1:40 o'clock P.M., and recorded in book/reel/volume No. M94 on page 29774 or as fee/file/instrument/microfilm/reception No. 88538, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mulhader Deputy