

ALFRED L. EDGAR,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DONALD J. BLACK and JENNIFER S. BLACK, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE EASTERLY 87 FEET OF LOT 82 OF PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 29, 1995

Recorded: April 3, 1995

Volume: M95, page 8085, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL BUYERS HARMLESS THEREFROM.

and the 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.

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.

The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1995 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 7th day of April, 1998.

Alfred L. Edgar
ALFRED L. EDGAR

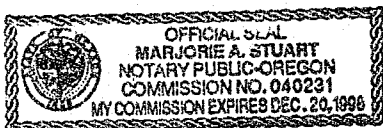
STATE OF Oregon

SS. April 7 1998

COUNTY OF Klamath

Personally appeared the above named Alfred L. Edgar

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT44220-MS

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

DONALD J. BLACK
1995 GETTLE STREET
KLAMATH FALLS, OR 97603

Amerititle

on this 8th day of April A.D., 1998
at 9:43 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 11375

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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