

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS R. HAMILTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. HAMILTON, as to an undivided 1/3 interest and DARLENE M. ZAROSINSKI, as to an undivided 2/3 interest hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 REVERSE SIDE FOR LEGAL DESCRIPTION

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of 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 \$ exchange for partial Contract.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 24 day of November, 1983; 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.

(If executed by a corporation, affix corporate seal)

THOMAS R. HAMILTON

STATE OF OREGON,)
County of Klamath) ss.
November 27, 1983

Personally appeared the above named
THOMAS R. HAMILTON

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

Before me: Kristin L. Garrison

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of) ss.

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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, 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 me:

(OFFICIAL SEAL)

Thomas R. Hamilton

GRANTOR'S NAME AND ADDRESS

Thomas R. Hamilton & Darlene M. Zarosinski
1433 East Main
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of , 19

SPACE RESERVED
FOR
RECORDER'S USE

at o'clock M., and recorded in book on page or as file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

A parcel of land situated in Sections 29 and 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

19396

Commencing at the Northeast corner of Section 30, which marks the beginning of this description; thence South 02° 54' 28" East, a distance of 729.58 feet to the centerline of an existing dirt road known as Simpson Canyon Road; thence along the centerline of said road, South 40° 48' 13" East a distance of 250.00 feet in said Section 29; thence South 49° 11' 47" West a distance of 194.71 feet to the intersection of the North-South line between Sections 29 and 30; thence South 02° 54' 28" East a distance of 385.00 feet; thence North 88° 48' 32" West to an intersection with the West line of the SE¼ of the NE¼ of said Section 30; thence in a Northerly direction to the Northwest corner of the NE¼ of the NE¼ of said Section 30; thence in an Easterly direction to the point of beginning.

TOGETHER WITH easements 60.00 feet in width lying 30.00 feet on each side of the centerline along existing roads in Sections 29, 30 and 19, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the centerline of which are more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence North 88° 07' 44" West along the South line of said Section 29, 803.28 feet; thence leaving said South section line North 348.02 feet to the centerline of Simpson Canyon Road to the point of beginning for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South 71° 24' 26" West, 75.38 feet; North 79° 48' 23" West, 387.39 feet; North 64° 42' 29" West, 375.09 feet; North 68° 28' 33" West, 246.02 feet; North 36° 50' 53" West, 404.62 feet; North 28° 07' 32" West 413.24 feet; North 30° 42' 36" West, 460.53 feet; North 27° 24' 31" West, 760.81 feet; North 34° 27' 44" West 397.76 feet; North 58° 58' 47" West, 209.18 feet; South 88° 11' 30" West, 287.51 feet; North 85° 08' 49" West, 253.74 feet; North 66° 52' 25" West, 357.28 feet; North 48° 12' 45" West, 273.50 feet; North 40° 09' 10" West, 358.58 feet; North 28° 51' 23" West, 536.31 feet; North 39° 31' 53" West, 366.44 feet; North 40° 48' 13" West, 515.26 feet, and the terminus of this description.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, due and payable.
2. Taxes for the fiscal year 1982-1983, due and payable.
3. Taxes for the fiscal year 1983-1984, due and payable.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Simpson Canyon Road Maintenance Association.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
6. Private Road Easement, including the terms and provisions thereof, as contained in Deed recorded December 31, 1973, in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon, and re-recorded January 14, 1974, in Volume M74, page 468, Microfilm Records of Klamath County, Oregon.
7. Subject to the terms and provisions of an Easement Agreement for existing roadways, by and between James R. DeBaun, Trustee, and/or any Successor Trustee under written Declaration of Trust dated September 7, 1972; George F. and Eunice Dolling, husband and wife; Darlene Zarosinski; and Zarco, Inc., an Oregon corporation, recorded August 7, 1975, in Volume M75, page 9197, Microfilm Records of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 10th day of November, 19 83
at 11:08 o'clock A M, and duly
recorded in Vol. N83 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee \$8.00