

KNOW ALL MEN BY THESE PRESENTS, made this 20th day of April, 1984, that WILLIAM M. GANONG, as Trustee of the BROWN FAMILY TRUST B, and FRANK H. BROWN and ALICE O. BROWN as GRANTOR TRUSTEES of the BROWN FAMILY TRUST B, hereinafter called Grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROBERT BRUCE BAKER and WANDA KAY BAKER, husband and wife, hereinafter called Grantees, their heirs and assigns, the premises located in Klamath County, Oregon and more particularly described on EXHIBIT "A" attached hereto.

The true and actual consideration for this transfer is \$55,000.00. The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF

IN WITNESS WHEREOF grantors have executed this Instrument as of the day and year first herein written.

William M. Ganong, Trustee

Frank H. Brown
Frank H. Brown

Alice O. Brown
Alice O. Brown
Grantor Trustees

17 STATE OF OREGON)
18 County of Klamath)SS

The foregoing instrument was acknowledged before me this 20th day of April, 1984, William M. Ganong, Trustee.

(SEAL) BARBARA P. BENEKAS
NOTARY PUBLIC - OREGON
My Commission Expires 8-22-87

Barbara P Benchas
Notary Public for Oregon
My Commission Expires 8-22-87

24 STATE OF OREGON)
25 County of Klamath) SS.

The foregoing instrument was acknowledged before me this 25TH day of April, 1984, by Frank H. Brown and Alice O. Brown, husband and wife, Grantor Trustees.

(SEAL)

[Signature]
Notary Public for Oregon
My Commission Expires 11-2-86

After recording return to and
Send tax statements to:
Mr. & Mrs. Robert B. Baker
3901 Jack Avenue
Klamath Falls, Oregon 97601

EXHIBIT "A"

DESCRIPTION

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 913.0 feet from the iron pin which marks the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 89° 26' West a distance of 148.1 feet to an iron pin which lies on the Easterly right of way line of the USRS Drain; thence North 34° 19' West a distance of 172.9 feet to an iron pin; thence North 89° 24' East a distance of 242.5 feet to an iron pin; thence South 1° 14' East a distance of 143.9 feet, more or less, to the point of beginning, in the S½S½N½SE¼SE¼ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. An easement, including the terms and provisions thereof, as set forth in deed recorded August 11, 1944 in Deed Volume 168 at page 6, for ditches and pipe lines to convey water across the North end of said lot.
4. Reservations, restrictions and 20 foot building set back line, including the terms and provisions thereof, as set out in deed recorded August 11, 1944 in Deed Volume 168 at page 6.
5. An easement, including the terms and provisions thereof, created by instrument
 Recorded : August 5, 1982 Book: M-82 Page: 10048
 In favor of : CP National Gas
 For : 5 foot gas easement

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:ss
 I hereby certify that the within instrument was received and filed for record on the 8th day of May A.D., 1984 at 10:45 o'clock A M, and duly recorded in Vol M84, of Deeds on page 7665.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
 by: [Signature], Deputy