

This Indenture Witnesseth, THAT FRANK R. WALKER and MARY J. WALKER

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

AL FITTS and JUNE FITTS
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

See description attached hereto as Exhibit "A" and incorporated herein by this reference;
This conveyance is made SUBJECT TO the following exceptions:

1. Real property taxes and assessments for the year 1984-85 which are now a lien but are not yet payable;
2. Reservations, restrictions, easements and rights of way of record and those apparent on the land;
3. The as is condition of the property;
4. The following statement required by law:

"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 of planning department to verify approved uses."

The conveyance is also subject to the rights of the existing Lessees and quests of the commercial businesses located on the above described property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$170,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they 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, Grantors have hereunto set their hands and seal
this 20th day of September 1984.

Frank R. Walker (SEAL)
Frank R. Walker (SEAL)

Mary J. Walker (SEAL)
Mary J. Walker (SEAL)

STATE OF OREGON, County of Klamath ss. September 25, 1984
Personally appeared the above named Frank R. Walker and Mary J. Walker

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

Before me:

Lynthe Moore
Notary Public for Oregon.
My commission expires 8/27/87

After recording return to:

Al & June Fitts
Star Rt. Box 27
Chiloquin, OR 97624

Until a change is requested, all tax statements shall be sent to the following name and address:

Al and June Fitts
Star Route Box 27
Chiloquin OR 97624

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of , 1984, at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder

By

Deputy

16647

Exhibit A

Parcel 1: A parcel of land situate in Government Lot 28, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Northeast corner of Government Lot 28, Section 3, Township 36 South, Range 7 East of the Willamette Meridian; thence South along the East line of said Government Lot 28, a distance of 308.00 feet; thence West, parallel to the North line of said Government Lot 28 a distance of 162.0 feet to a point on the Easterly right-of-way line of the Dalles-California Highway; thence Northerly along said Easterly right-of-way line a distance of 313.0 feet to the point of intersection of said Easterly right-of-way line and the North line of said Government Lot 28; thence East along the North line of said Government Lot 28 a distance of 219.0 feet to the point of beginning.

Parcel 2: A tract of land situated in Lot 28 of Section 3, Township 36 South, Range 7 E.W.M., more particularly described as follows: Beginning at the Northeast corner of Lot 28; thence South along the Easterly line of said Lot 308 feet to the point of beginning; thence continuing South along said East line 150 feet, more or less, to a point that is 209 feet North of the Southeast corner of said Lot; thence West parallel with the North line of said Lot 134 feet to the Easterly right of way line of the Dalles-California Highway; thence Northwesterly along said Highway to a point 162 feet West of the point of beginning; thence East 162 feet to the point of beginning.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 25 day of Sept. A.D. 19 84
at 4:31 o'clock P M, and duly
recorded in Vol. m84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00