

KNOW ALL MEN BY THESE PRESENTS, That J. FRANK SORENSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENVER S. GARNER and IRMA GARNER, husband and wife, 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:

S 1/2 S 1/2 N 1/2 of that portion of Government Lot 16, lying West of the Old Dalles-California Highway in Section 6, Township 35 South, Range 7 East of the Willamette Meridian.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 \$ 6,500.00

~~However, the actual consideration consists of (or includes) other property or value given or produced which in the whole, constitutes the consideration for this deed. 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 10 day of January, 19 85; 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)

STATE OF OREGON, County of _____) ss.
January 10, 19 85

STATE OF CALIFORNIA) ss.
County of San Bernardino)
January 10, 19 85

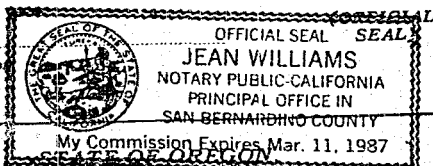
Personally appeared the above named J. FRANK SORENSON

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

Before me, Jean Williams
(OFFICIAL SEAL)
Notary Public for Oregon/California
My commission expires: 3-11-87

Personally appeared _____, 19 _____, 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.

Notary Public for Oregon
My commission expires:



J. FRANK SORENSON
c/o Christopher L. Carpenter, BEST & KRIEGER
P.O. Box 1028, Riverside, CA 92502
GRANTOR'S NAME AND ADDRESS

DENVER S. GARNER and IRMA GARNER
St. Rt. #1 Box 122A
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

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

SPACE RESERVED
FOR
RECORDER'S USE

County of _____
I certify that the within instrument was received for record on the day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of Agency Lake.
3. Easement, including the terms and provisions hereof, between Edwin G. Warner et ux and The California Oregon Power Company recorded May 13, 1984, in Book 64, page 76, Deed Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 14th day of January A.D. 19 85

at 2:48 o'clock P M, and duly
recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 9.00