

This Indenture Witnesseth, THAT JERRY L. WHITNEY and ANITA D. WHITNEY, husband and wife, hereinafter known as grantor s for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto JERRY A. BURG, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin at the intersection of the Northerly right of way line of Joe Wright Road (County) with the Easterly right of way line of the Dalles-California Highway, U.S. 97 in the NE 1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, the true point of beginning; thence North 03°38'00" East 568.68 feet to a point being a 1/2 inch iron pin; thence East 679.56 feet to a point being a 1/2 inch iron pin; thence South 789.22 feet to a 1/2 inch iron pin on the Northerly right of way line of Joe Wright Road; thence South 89°28'26" West 272.50 feet along the Northerly right of way of Joe Wright Road to a 5/8 inch iron pin on the Northerly right of way line of Joe Wright Road; thence North 63°09'52" West 496.60 feet along the Northerly right of way line of Joe Wright Road to said 5/8 inch iron pin being the point of beginning.

SUBJECT TO: Taxes for 1985-86 which are now a lien but not yet payable; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Klamath Irrigation District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and an easement as disclosed in M-79 at page 1626.

NOTE: The assessment roll and tax roll disclose the within described premises were specially assessed as farm land. Taxes for the year 1985-86, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

The true and actual consideration for this transfer is \$ 25,000.00 ~~None~~

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 grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 25th day of September 19 85.

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.

AL

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Jerry L. Whitney (SEAL)
Anita D. Whitney (SEAL)

STATE OF OREGON, County of Klamath ss. 19 85

Personally appeared the above named JERRY L. WHITNEY and ANITA D. WHITNEY, husband and wife,

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

Before me:

Notary Public for Oregon.

My commission expires 8/27/87

After recording return to:

Jerry A. Burg

2888 Greensprings Dr.,

Klamath Falls, Oregon 97601

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

Jerry A. Burg

2888 Greensprings Drive

Klamath Falls, Oregon 97601

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of October, 1985, at 2:59 o'clock P. M., and recorded in book M85 on page 17166 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk

County Clerk—Recorder

By Pam Smith

Deputy

Fee: \$5.00

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