

KNOW ALL MEN BY THESE PRESENTS, That MAURICE D. SPILLANE and YVONNE P. SPILLANE husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAURICE J. SPILLANE and JESSIE D. SPILLANE, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93.030.)

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 shown on the reverse of this deed and those of record and 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 \$ 51,153.58

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17th day of February, 1986, 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 Klamath

2/19, 1986

STATE OF OREGON, County of

19

Personally appeared

and

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)

Notary Public for Oregon

My commission expires:

Personally appeared the above named

Maurice D. Spillane &

Yvonne P. Spillane

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

Notary Public for Oregon
Commission expires: 8/16/88

MAURICE D. & YVONNE P. SPILLANE

GRANTOR'S NAME AND ADDRESS

MAURICE J. & JESSIE D. SPILLANE

12952 Hwy. 140 East

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

Beginning at the quarter section corner which is common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0°35' West a distance of 562.8 feet along the North-South center line of Section 15; thence North 57°46' West a distance of 184.7 feet to the point of beginning; which point of beginning is on the Southerly right of way line of the Klamath Falls-Lakeview Highway. From said point of beginning thence North 57°46' West a distance of 187.5 feet along said Southerly right of way line of the Klamath-Lakeview Highway; thence South 0°16' East a distance of 216.6 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence South 89°55' East a distance of 157.9 feet along said Northerly right of way line of the O.C. & E. Railroad; thence North 0°16' West a distance of 116.8 feet to the point of beginning.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Flat Lands within the Klamath Basin Improvement District."
4. Contract of Sale, including the terms and provisions thereof,
Dated: January 8, 1985
Recorded: January 9, 1985
Volume: M85, page 401, Microfilm Records of Klamath County, Oregon
Vendor: The State of Oregon, by and through the Director of Veterans' Affairs
Vendee: Maurice D. Spillane and Yvonne P. Spillane

The Grantees appearing on the reverse of this deed agree to assume said Contract and to pay said Contract in full, and further agree to hold sellers harmless therefrom.

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 4th day
of February A.D., 19 86 at 11:31 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 2764
By Evelyn Biehn, County Clerk
[Signature]

FEE \$9.00