

KNOW ALL MEN BY THESE PRESENTS, That EDWARD L. MASON, also known as EDWARD LEROY MASON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OREN M. ZIPSE and JO ANN ZIPSE, 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 ON THE REVERSE SIDE OF THIS DEED

"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."

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 \$ 13,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00. (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 3rd day of January, 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.

Edward Leroy Mason
EDWARD LEROY MASON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
January 3, 1986

Personally appeared the above named EDWARD LEROY MASON

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

(OFFICIAL SEAL)

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, and each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

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:

Edward Leroy Mason

303 So. Rogers
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Oren M. Zipse & Jo Ann Zipse

2830 Greensprings Dr.
Klamath Falls, OR 97601

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

STATE OF OREGON,

County of _____) ss.

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

LEGAL DESCRIPTION:

continued from the reverse side of this deed - 2772

A tract of land situated in the NW 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of Minor Land Partition No. 58-84 as described in Deed Volume M85, page 7105, More particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Ave., from which the Northwest corner of said Section 8, as computed from recorded Survey No. 589, bears N51° 19' 30" W 753.86 feet and N00° 43' 00" W 929.1 feet; thence N51° 19' 30" W, along the Northeasterly right of way line of said Jackson Ave., 320.00 feet; thence N38° 40' 30" E 560.0 feet to the TRUE POINT OF BEGINNING of this description; thence S51° 19' 30" E 320.0 feet to a point on the Northwesterly right of way line of said Greensprings Drive; thence N38° 40' 30" E, along said right of way line, 315 feet, more or less, to a point from which the Northwest corner of said Section 8, as shown by Recorded Survey No. 589, bears N89° 22' 30" W 1138.2 feet and N00° 43' 00" W 626.6 feet; thence N89° 22' 30" W 406 feet, more or less, to a point that bears N38° 40' 30" E from the True Point of Beginning; thence S38° 40' 30" W 64 feet, more or less to the TRUE POINT OF BEGINNING, containing 1.4 acres, more or less, with bearings based on said Recorded Survey No. 589.

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. Right of Way, including the terms and provisions thereof, as contained in Deed recorded July 25, 1925, in Volume 68 at page 107, Records of Klamath County, Oregon, in favor of California-Oregon Power Company for right of way.
3. Limited access provisions contained in Warranty Deed the State of Oregon, by and through its State Highway Commission, which provides that no right or easement or right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property, Volume: M67, page 7200, Microfilm Records of Klamath County, Oregon Rerecorded: September 27, 1967 Volume: M67, page 7541, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 11:31 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 2771

FEE \$9.00

By Evelyn Biehn, County Clerk

[Signature]