

KNOW ALL MEN BY THESE PRESENTS, That VICTOR JEFF FERGUSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL E. PARKER and MILDRED F. PARKER, 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 AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

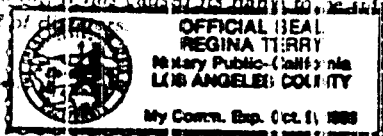
And said grantor hereby covenants to end with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if 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 \$ 38,900.00. ~~Whichever of the above consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) or a 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 29th day of March, 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.



Victor Jeff Ferguson
Victor Jeff Ferguson

STATE OF ~~MISSOURI~~ California } ss.
County of Los Angeles
March 29, 1986

Personally appeared the above named
Victor Jeff Ferguson

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

Before me, *Regina Terry*
(OFFICIAL SEAL) Notary Public for ~~Missouri~~ California
My commission expires:

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ 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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Victor Jeff Ferguson

GRANTOR'S NAME AND ADDRESS

Russell E. Parker & Mildred F. Parker

GRANTEE'S NAME AND ADDRESS

After recording return to:
RUSSELL E. PARKER & MILDRED F. PARKER
Box 1 Box 746
Poncharz, OR 97623
NAME, ADDRESS, ZIP

When a change is required all has statements shall be sent to the following address:

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

The Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE FOLLOWING:

All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, which lies Southerly and Westerly of the right of way of that certain roadway as described in Deed to Ivan E. Crumpacker and Lois Crumpacker, dated August 7, 1971, recorded February 22, 1972 in Deed Volume M72, page 1845, Microfilm Records of Klamath County, Oregon.

SUBJECT TO:

1. A right of way easement as contained in Deeds recorded in Volume M72, page 1845, and Volume M74, page 9759, Microfilm Records of Klamath County, Oregon, to wit:

"Subject to a 30 foot right of way along the West boundary and a 40 foot right of way for existing road where it leaves the West boundary right of way and meanders thru the Southwest corner of said property."

2. Well Agreement, including the terms and provisions thereof,

Dated: June 14, 1979

Recorded: June 14, 1979

Volume: M79, page 14096, Microfilm Records of Klamath County, Oregon

By and between: Jacqueline J. McDonald and Bessie Marie Nixon, first parties; and Jean Daniels, second party

3. Agreement for Easement, including the terms and provisions thereof,

Dated: November 21, 1979

Recorded: November 21, 1979

Volume: M79, page 27332, Microfilm Records of Klamath County, Oregon

In favor of: Carl R. Smith and Sandra E. Smith

For: 15 foot easement for right of way

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of April A.D. 19 86 at 3:36 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 5486

FEE \$14.00

Evelyn Biehm,

County Clerk

By Carl R. Smith