

KNOW ALL MEN BY THESE PRESENTS, That

Michael L. Bell and Stephanie M. Bell, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Terrance L. Jurief and Peggy L. Jurief, Husband and Wife

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:

REFER TO THE LEGAL DESCRIPTION AS SET FORTH 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 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 set forth on the reverse of this deed and those apparent upon the land, if any, as of the date of this deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 106,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (If 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 28th 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.

Michael L. Bell
Michael L. Bell

Stephanie M. Bell
Stephanie M. Bell

(If executed by a corporation,
affix corporate seal)

STATE OF WASHINGTON)
County of Spokane) ss.
March 28, 1986.

Personally appeared the above named
Michael L. Bell and
Stephanie M. Bell.

and acknowledged the foregoing instru-
ment as their voluntary act and deed.

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

Personally appeared 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Below me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Michael L. and Stephanie M. Bell

GRANTOR'S NAME AND ADDRESS
Terrance L. Jurief and Peggy L. Jurief
8945 Arant Road
Klamath Falls, Oregon 97601

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Should a change in requested address be made, the following address:

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of I certify that the within instru-
ment 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

EXHIBIT "A" DESCRIPTION

5489

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Arant Road, said point bears North 04°44'49" West 30.09 feet from the Southeast corner of said Section 6; thence North 25°08'41" East along the Westerly line of the existing 30 foot road easement (North 25°08'57" East by Deed Volume M81, page 8999, of the Klamath County Deed Records) 440.00 feet to the Southeast corner of Lot 1, Block 1 of Tract 1198 - VALE DEAN CANYON a duly recorded plat; thence North 87°11'25" West 610.51 feet to the Southwest corner of said Lot 1; thence South 00°14'24" East along the Easterly right of way line of Aurora Drive, 410.00 feet; thence along the arc of a curve to the left (radius = 20.00 feet, and central angle = 90°) 31.42 feet to the Northerly right of way line of said Arant Road; thence North 89°45'36" East (North 89°45'38" East by said Deed Volume) 401.01 feet to the point of beginning with bearings based on said Tract 1198 - VALE DEAN CANYON.

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 Pine Grove Irrigation District and Enterprise Irrigation District.
3. Grant of Right of Way, including the terms and provisions thereof, dated September 29, 1951, and recorded in Volume 333, page 143, Records of Klamath County, Oregon, in favor of El Paso Natural Gas Company, for pipe lines and appurtenances.
4. Easement and right of way 20 feet in width for irrigation and drain ditch, as conveyed to Enterprise Irrigation District, a corporation, by Quitclaim Deed recorded March 29, 1966, in Volume M66, page 2711, Microfilm Records of Klamath County, Oregon.
5. Right of Way Easement, including the terms and provisions thereof,

Dated: June 16, 1981

Recorded: June 18, 1981

Volume: M81, page 10964, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission and distribution lines

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____
of April A.D. 19 86 at 3:36 o'clock P.M., and duly recorded in Vol. M86
of Deed on Page 5488

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]