

KNOW ALL MEN BY THESE PRESENTS, That C. P. PEYTON, aka CALVIN P. PEYTON, and DORIS A. PEYTON, husband and wife, hereinafter called "grantors", for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto PEYTON TRUST, created by agreement dated December 31, 1987, hereinafter called "grantee", and unto grantee's successors and assigns all of that certain real property with the tene-ments, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: A portion of the SE¹/₄NE¹/₄, Section 10, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point 555 feet S. of the SE corner of the NE¹/₄NE¹/₄, said Section 10; thence S. 50 feet; thence W. 154 feet; thence N. 50 feet; thence E. 154 feet to the point of beginning, SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide off the E. side for roadway.

PARCEL 2: Beginning at the most southerly corner of Lot 11, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence in a northwesterly direction along the boundary line of said Lot 11 and Gobi Street 125.37 feet; thence in a northeasterly direction 38 feet to a point 112 feet in a northwesterly direction from a point on the W. boundary of California Avenue 42.8 feet from said most southerly corner of said Lot 11, measured along the W. boundary line of said California Avenue from said corner; thence in a southeasterly direction 112 feet to said point on said California Avenue 42.8 feet from said most southerly corner of said Lot 11; thence along the W. boundary of California Avenue 42.8 feet to the place of beginning.

PARCEL 3: Lot 28, Block 5, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: Lot 7, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon.

PARCEL 5: Lot 3 and the adjacent one-half of Lot 2, Block 22, FIRST ADDITION to the City of Klamath Falls, Oregon.

PARCEL 6: Lot 4, Block 18, NORTH KLAMATH FALLS.

PARCEL 7: Lots 1 and 2, Block 9, RIVERSIDE ADDITION to the City of Klamath Falls, Oregon.

PARCEL 8: An undivided one-half interest in a portion of Government Lot 2, Section 18, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at the iron pin which marks the center of said Section 18 and which point is also the SE corner of First Addition to Terminal Tracts, and running thence S. along the quarter line 1320 feet to the SE corner of said Government Lot 2; thence W. along the S. line of said Government Lot 2 to its intersection with the E. right of way line of The Dalles-California Highway #97; thence westerly and northerly following the easterly right of way line of The Dalles-California Highway #97 to its intersection with the N. line of said Government Lot 2, which line is also the S. line of First Addition to Terminal Tracts; thence E. along the N. line of said Government Lot 2, which line is also the S. line of Terminal Tracts, to the point of beginning, SAVING AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Trans-

portation, Highway Division, by deed recorded June 25, 1979, in Book M-79, Page 14975, deed records of Klamath County, Oregon.

PARCEL 9: All that portion of the following-described property lying NW of a line running northeasterly between the following two points A and B: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence northerly and parallel to the section line between Sections 19 and 20, 580 feet to the initial point of this description; thence northerly along the last-mentioned course 15 feet; thence N. 78° E. 62 feet, more or less, to the W. right of way line of Lakeport Boulevard; thence northwesterly along said right of way line 40 feet; thence S. 78° W. 72 feet, more or less, to the intersection of a line 40 feet W. of the point of beginning, if said line were extended northerly; thence S. 47 feet, more or less, to the S. line of the property herein being conveyed; thence E. 40 feet to the point of beginning.

Point A: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence northerly and parallel to the section line between Sections 19 and 20, 580 feet to a point; thence W. 40 feet to a point to be known as Point A, Klamath County, Oregon.

Point B: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which is easterly along the section line between Sections 20 and 29, said Township and Range, 984 feet from the corner common to Sections 19, 20, 29 and 30; thence northerly and parallel to the section line between Sections 19 and 20, 495 feet to a point; thence northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20, 100 feet; thence N. 78° E. 75 feet, more or less, to the westerly right of way line of the State Highway; thence northwesterly along the westerly right of way line of Lakeport Boulevard 27 feet to a point to be known as Point B.

PARCEL 10: A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M., and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 276, Page 65, Klamath County Deed Records; said parcel being that portion of said property lying easterly of a line parallel with and 110 feet easterly of the center line of The Dalles-California Highway, which center line is described in said State of Oregon deed, EXCEPTING that portion of land lying N. of the S. line of Gage Road extended.

PARCEL 11: The N. 260 feet as measured at right angles to the N. line of the following parcel, said "following parcel" being the total property described below after combining all the following parcels: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence northerly and parallel to the section line between Sections 19 and 20, 595 feet to the initial point of this description; thence northerly along the last-mentioned course 95 feet, more or less, to the center line of State Highway; thence southeasterly along the center line of said State Highway to a point a distance of 127 feet, more or less, to a point which is N. 78° 0' E. of the initial point, and being 105 feet E., more or less, from said initial point; thence S. 78° 0' W. 105 feet, more or less, to the initial point being in Section 20, Township 38 S., R. 9 E.W.M.

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ALSO beginning at a point which is N. 690 feet and E. 493 feet from the corner common to Sections 19, 20, 29 and 30, Township 38 S., R. 9 E.W.M.; thence N. and parallel to the section line between Sections 19 and 20, 140 feet to a point; thence E. and parallel to the section line between Sections 20 and 29, 492 feet to a point; thence S. and parallel to the section line between Sections 19 and 20, 140 feet to a point; thence W. and parallel to the section line between Sections 20 and 29, 492 feet to the point of beginning, all in Section 20, said Township and Range.

ALSO beginning at a point 376 feet W. of the SW corner of Block 44, LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, on the N. line of Sacramento Street extended; thence W. 726 feet on the N. line of Sacramento Street extended; thence S. parallel with First Street in said Lakeview Addition, 360 feet; thence E. parallel with Sacramento Street extended, 726 feet; thence N. parallel with First Street, 360 feet to the place of beginning, all situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M.

ALSO beginning at a point 376 feet W. of the NW corner of Block 44, LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, on the S. line of Medford Street extended; thence W. 726 feet on said S. line of Medford Street extended; thence S. parallel with First Street in said Lakeview Addition, 300 feet; thence E. parallel with Medford Street 726 feet; thence N. parallel with First Street 300 feet to the place of beginning, all situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M.

EXCEPTING from the above-described Parcel 11 any portion lying within State Highway, County or City Roads including those portions conveyed to the State of Oregon by deeds recorded in Book 278, Page 363; Book 279, Page 23; Book 307, Page 9, as corrected by Book 310, Page 135, deed records of Klamath County, Oregon.

ALSO EXCEPTING the following-described property: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence northerly and parallel to the section line between Sections 19 and 20, 580 feet to the initial point of this description; thence northerly along the last-mentioned course, 15 feet; thence N. 78° E. 62 feet, more or less, to the W. right of way line of Lakeport Boulevard; thence northwesterly along said right of way line 40 feet; thence S. 78° W. 72 feet, more or less, to the intersection of a line 40 feet W. of the point of beginning, if said line were extended northerly; thence S. 47 feet, more or less, to the S. line of the property herein conveyed; thence E. 40 feet to the point of beginning.

PARCEL 12: Lot 13, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 13: Lot 1, Block 20, KLAMATH LAKE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All subject to liens and encumbrances of record and those apparent on the ground.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

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.

IN WITNESS WHEREOF, grantors have executed this instrument this 31st day of December, 1987.

C. P. Peyton
Doris A. Peyton

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 31st day of December, 1987, by C. P. PEYTON, aka CALVIN P. PEYTON, and DORIS A. PEYTON, husband and wife.

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires Dec 13 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of H. F. Smith the 31st day
of December A.D. 19 87 at 11:16 o'clock A.M., and duly recorded in Vol. M87
of Deeds on Page 23215.

FEE \$25.00

Evelyn B. Lehn County Clerk
By Herman F. Smith

After recording, return to:
H. F. Smith
540 Main Street
Klamath Falls, Oregon 97601

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

Peyton Trust
1968 Earle
Klamath Falls, Oregon 97601