

KNOW ALL MEN BY THESE PRESENTS, That W. M. RAYMOND

Page 10595

hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by an undivided 40% interest to PETER C. VAN der BOOM, as to an undivided 15% interest; MONTE D. YOUNG, as to an undivided 15% interest; VINCENT HANSON DUTCHER, JR., as to an undivided 15% interest; and MARVIN L. WILLIAMS, as to an undivided 15% interest, and assigns, their certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise in anywise pertaining, 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.

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 shall 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 and agrees 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 those of record and apparent upon the land, as of the date of this deed,

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 \$ 80,000.00

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 18 day of June, 1987, if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto in order of its board of directors.

(If executed by a corporation, affix corporate seal)

W. M. Raymond by Rosemarie R. Donaldson
W. M. Raymond, by Rosemarie R. Donaldson

STATE OF OREGON,

County of Klamath

6/18

1987

STATE OF OREGON, County of

) ss.

Personally appeared

and

Personally appeared the above named
Rosemarie R. Donaldson, as
Attorney in fact for W. M.
Raymond

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

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 full 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:

W. M. Raymond

GRANTOR'S NAME AND ADDRESS

DAVID S. MacIVOR, 40%; PETER C. VAN der BOOM, 15%; VINCENT HANSON DUTCHER, JR. 15%; MONTE D. YOUNG 15%; MARVIN L. WILLIAMS 15%

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEES

7649 Booth Rd Klamath Falls
OR 97603

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

GRANTEES

7649 Booth Rd Klamath Falls
OR 97603

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
Deputy

DESCRIPTION SHEET

330
10596

All of ENTERPRISE TRACT NO. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet; all of ENTERPRISE TRACT NO. 31, EXCEPT that portion which is included in the plat of SUNNYLAND.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:

PARCEL 1

Beginning at the Northeast corner of Lot 9, ELM PARK in Klamath County, Oregon; thence North 0 degrees 53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 55 degrees 55' West 93.57 feet) a distance of 93.63 feet; thence South 0 degrees 05' East 300.63 feet to a point on the North line of said Lot; thence North 89 degrees 06' East 80.87 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning on the North line of Lot 9, ELM PARK in Klamath County, Oregon, at a point which is 80.87 feet South 89 degrees 06' West from the Northeast corner of said Lot; thence North 0 degrees 05' West 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65 degrees 25' West 143.05 feet) a distance of 143.29 feet; thence South 0 degrees 05' East 362.19 feet to a point on the North line of said Elm Park; thence North 89 degrees 06' East 130.01 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning on the North line of ELM PARK in Klamath County, Oregon, at a point which is 210.88 feet South 89 degrees 06' West from the Northeast corner of Lot 9, ELM PARK; thence South 89 degrees 06' West 170.52 feet to a point; thence North 0 degrees 05' West 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is North 0 degrees 05' West 362.19 feet from the place of beginning; thence South 0 degrees 05' East 362.19 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; thence South 0 degrees 15' 30" East, along the centerline of Avalon Street, 355.75 feet; thence South 56 degrees 38' 10" East, 36.03 feet to a point on the East Boundary of said street for the true point of beginning; thence South 56 degrees 38' 10" East, 108.05 feet; thence South 73 degrees 31' 10" East, 41.51 feet; thence North 79 degrees 52' East, 103.20 feet; thence North 70 degrees 29' 20" East, 154.58 feet; thence North 89 degrees 25' 40" East, 82.78 feet; thence North 1 degrees 24' 20" West, 31.01 feet; thence North 89 degrees 25' 40" East, 50.00 feet; thence North 134.58 feet, to the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North 81 degrees 17' West, 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 61 degrees 29' 30" West 293.30 feet); thence North 41 degrees 42' West, 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South 47 degrees 52' 54" 30" West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South 0 degrees 15' 30" East, 348.87 feet to the true point of beginning.

PARCEL 5

A Parcel of land, situated in Tract 31 Enterprise Tracts, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" rebar marking the Northwest corner of Block 1, Sunnyland Subdivision, said point also being on the Easterly right-of-way line of Avalon Street; thence North 00 degrees 15' 30" West 237.85 feet, along the Easterly right-of-way line of Avalon Street, to a 1/2" rebar; thence South 56 degrees 38' 10" East 99.79 feet to a 1/2" rebar; thence South 73 degrees 31' 10" East, 47.66 feet to a 1/2" rebar; thence North 79 degrees 52' 00" East, 108.29 feet to a 1/2" rebar; thence North 70 degrees 29' 20" East, 50.00 feet to a 1/2" rebar; thence South 89 degrees 24' 00" East 54.07 feet to a 1/2" rebar; thence South 00 degrees 11' 48" East, 183.24 feet to a 1/2" rebar; thence South 89 degrees 45' 30" West, 20.00 feet to a 1/2" rebar; thence South 00 degrees 11' 48" East, 20.00 feet to a 1/2" rebar on the Northerly boundary of Sunnyland Subdivision; thence South 89 degrees 45' 30" West, 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 19th day of June, A.D. 1987
at 8:35 o'clock A.M. and duly recorded
in Vol. M87 of Deeds - Page 10595
Evelyn Biehn, County Clerk
By [Signature]

Fee, \$18.00

Deputy.

INDEXED
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11/1/87

Owners -
Erwin R. Ritter, L.S.
Dennis A. Ensor

EXHIBIT 'C'

332

Engineering Consultant
Joseph S. Westvold, C.E.

TRU SURVEYING LINE

TELEPHONE (503) 884-3691
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97603

OCTOBER 9, 1987

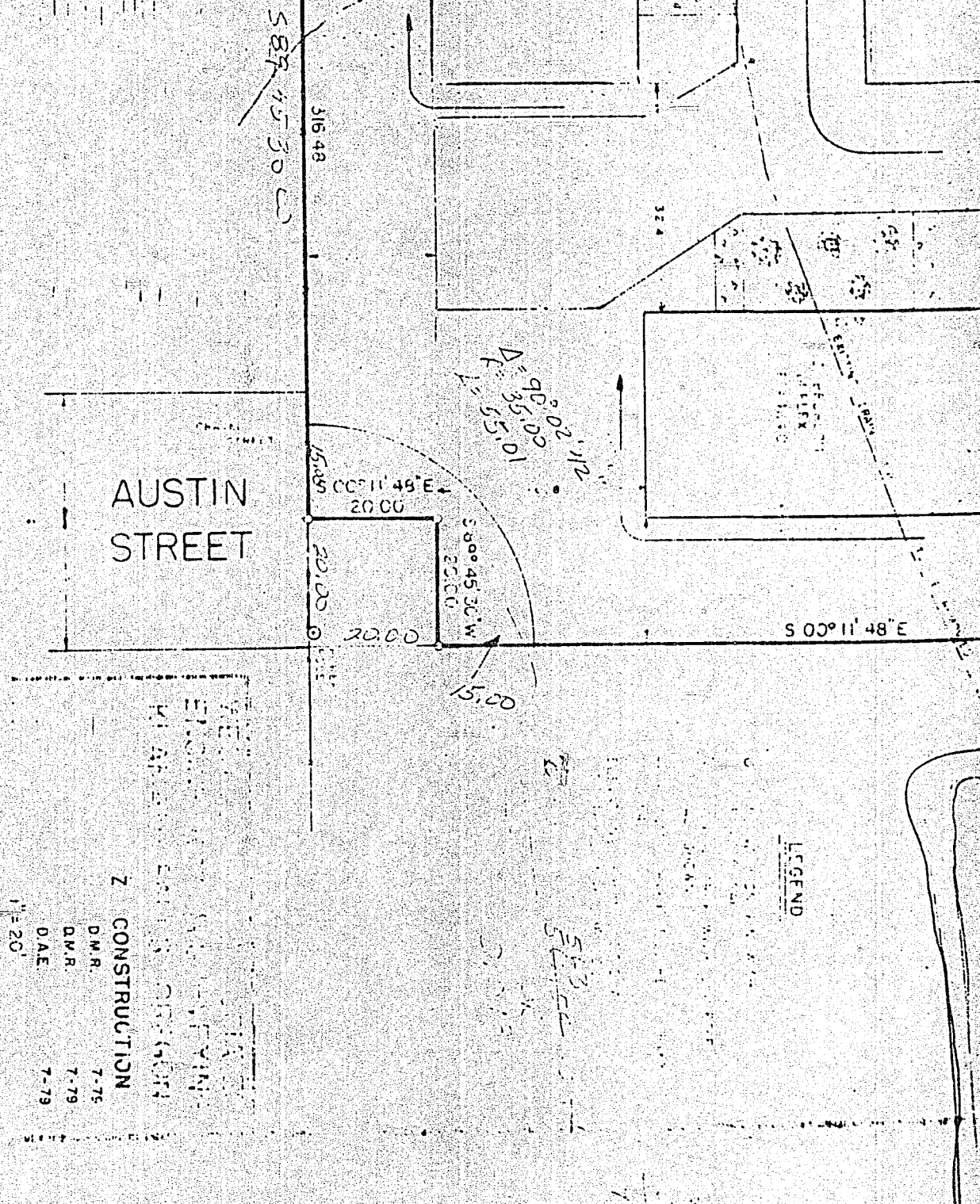
LEGAL DESCRIPTION

A easement for ingress and egress in Tract 31--ENTERPRISE TRACTS, a duly recorded subdivision, in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, T38S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of Sunnyland subdivision being N89°45'30"E 316.48 feet from the northwest corner of block 1 of said Subdivision and being the Southeast corner of that tract of land described in Deed Volume M80 Page 18,566 of the Klamath County Deed Records; thence S89°45'30"W, Along said Northerly boundary, 15.00 feet; thence along the arc of a curve to the right (radius point bears N89°45'30"E 35.00 feet and central angle equals 90°02'42") 55.01 feet to a point on the East line of said Deed Volume; thence along the boundaries of said Deed Volume S00°11'48"E 15.00 feet, S89°45'30"W 20.00 feet and S00°11'48"E 20.00 feet to the point of beginning with bearings based on recorded Survey No. 2954.



ERWIN R. RITTER LS 658



STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of David S. MacIvor the 7th day
 of January A.D., 19 88 at 11:35 o'clock A M., and duly recorded in Vol. M88
 of Deeds on Page 318

Evelyn Biehn, County Clerk

By Ram Smith

FEE \$80.00