

THIS INDENTURE WITNESSETH: That Charles Kopoian and Sylvia Kopoian, husband and wife

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Charles Kopoian, an unmarried man

all that real property situate in the Oregon County of Klamath
State of Oregon, bounded and described as follows:

See Attached Exhibit "A"

SUBJECT TO: 1. Taxes for the fiscal year 1988 - 19
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness hand this 22nd day of FEBRUARY 1988

Charles Kopoian
Charles Kopoian

Sylvia Kopoian
Sylvia Kopoian

STATE OF NEVADA } ss.
County of Clark
On February 22, 1988 personally appeared before
me, a Notary Public, Charles Kopoian and
Sylvia Kopoian

ESCROW NO. }
ORDER NO. }
WHEN RECORDED MAIL TO: 4332 San Mateo,
North Las Vegas, NV 89030

known (or proved) to me to be the person S who executed
the foregoing instrument and who acknowledged that they
executed the above instrument.

WITNESS my hand and official seal.
Eileen Mary Union
Notary Public in and for said County and State



Eileen Mary Union
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires May 9, 1989

SPACE BELOW FOR RECORDER'S USE ONLY

Ret: C. Kopoian
4332 San Mateo
No. Las Vegas, Nev
89030

88 MAR 29 AM 10 02

Exhibit "A"

4355

County of Klamath

State of Oregon

A parcel of Land being a portion of Lot 1, Block 13, Klamath River Acres, First Addition, situated in the NE 1/4 of the SW 1/4 of Section 25, T39S, R7E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 13 of Klamath River Acres, First Addition, which is a 5/8 inch diameter rebar; thence S 01° 25' 45" E 84.13 feet along the Easterly line of said Lot 1, Block 13 to a 5/8 inch diameter rebar; thence S 48° 24' 52" W 278.13 feet to a 5/8 inch rebar lying on the Northeasterly right-of-way line of Clover Creek Road; thence N 41° 35' 08" W 365.33 feet along said Northeasterly right-of-way line of Clover Creek Road to a 5/8 inch diameter rebar; thence S 89° 52' 10" E 449.09 feet along the Northerly line of said Lot 1, Block 13, Klamath River Acres, First Addition, to the point of beginning, containing 1.6 acres, more or less.

SUBJECT TO: Any and all easements and right of ways of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles Kopoian the 29th day
of March A.D., 19 88 at 10:02 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 4354
By Evelyn Biehn County Clerk [Signature]

FEE \$15.00