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KCTC-39948

CK

EXCHANGE

WARRANTY DEED

Vol. M88 Page 7278

87128

KNOW ALL MEN BY THESE PRESENTS, That George F. Trefcer and Loretta Trefcer, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *Husband and Wife Robert W. Dougan and Dorothy A. Dougan, *his wife, as Joint Tenants * 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:

Township 40 South, Range 14 East Willamette Meridian Section 7: NE 1/4 NW 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4, SW 1/4 NW 1/4, and that portion of the NW 1/4 SW 1/4 lying North of Miller Creek.

Township 40 South, Range 13 East of the Willamette Meridian Section 12: SE 1/4 NE 1/4, SW 1/4 NE 1/4, that portion of the N 1/2 SE 1/4 lying North of Miller Creek

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 Subject to easements and rights of way of record and apparent on the land

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 \$ 270,000.00. 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). (The 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 6th day of May, 1988; 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.

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.

STATE OF CALIFORNIA, County of Sonoma, May 6, 1988

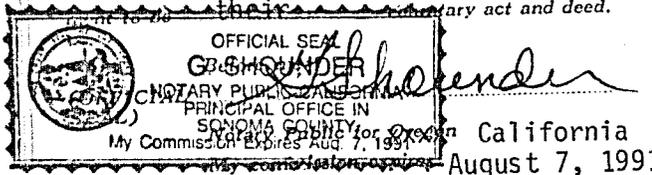
STATE OF OREGON, County of Klamath, 1988

Personally appeared the above named George F. Trefcer and Loretta Trefcer

Personally appeared George F. Trefcer and Loretta Trefcer, 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

George & Loretta Trefcer 7809 Kennedy Road Sebastopol, CA 95472 GRANTOR'S NAME AND ADDRESS

Robert & Dorothy Dougan 5125 Blank Road Sebastopol, CA 95472 GRANTEE'S NAME AND ADDRESS

After recording return to: Robert Dougan 5125 Blank Road Sebastopol, CA 95472 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Robert Dougan 5125 Blank Road Sebastopol, CA 95472 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1988, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7278 or as fee/file/instrument/microfilm/reception No. 87128, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By Bernetha A. Satch Deputy

Fee \$10.00