

KNOW ALL MEN BY THESE PRESENTS, That SHERMAN D. ANDERSON & BETTY C. ANDERSON

husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ED H. BEVERLY & SHERYL L. BEVERLY, husband and wife, 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:

See legal description as it appears on the attached Exhibit "A".



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 Those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 36,000.00. However, the actual consideration consists of \$ 0.00 (The sum of \$ 0.00 is part of the consideration.) (Indicate in line 1.) (The sum of \$ 0.00 is part of the consideration.) (Indicate in line 1.)

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 15th day of August, 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.

Sherman D. Anderson
Sherman D. Anderson

Betty C. Anderson
Betty C. Anderson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

8/11, 1988

STATE OF OREGON, County of) ss.

Personally appeared _____ and

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 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:

Personally appeared the above named Sherman D. Anderson & Betty C. Anderson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *James J. Anderson*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-16-88

Sherman D. & Betty C. Anderson
Rt. 3, Box 340
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ed H. & Sheryl L. Beverly
PO Box 1481
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording, return to:

GRANTEE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
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.

By _____ Recording Officer
Deputy

GRANTEE

NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North along said East line a distance of 353.0 feet to a point; thence West, at right angles to said East line, a distance of 138.0 feet to a point; thence South, parallel with said East line, a distance of 430.0 feet, more or less, to the Northerly boundary of said Highway; thence Northeasterly, along said Northerly boundary, a distance of 155.0 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

Tax Account No.: 3908 028D0 01600

PARCEL II:

Beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Southwesterly along said Northerly boundary of the Klamath Falls-Ashland Highway 155.0 feet, more or less to the true point of beginning; thence North and parallel with the said East line 182 feet; thence West at right angles to said East line 9 feet thence South and parallel to and 9 feet distant from said East line 184 feet, more or less, to a point on the said Northerly boundary of the Klamath Falls-Ashland Highway; thence Northeasterly along said Northerly Highway boundary a distance of 11 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

Tax Account No.: 3908 028D0 01600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of Aug. A.D., 19 88 at 12:04 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 12367.

Evelyn Biehn, County Clerk

FEE 13.00

By Pauline Murdock