

KLAMATH COUNTY TITLE COMPANY

STATUTORY WARRANTY DEED
(Individual or Corporation)

SARITA B. GREEN

Grantor.

conveys and warrants to DENNIS S. AVERY AND SARITA G. AVERY, NOT AS TENANCY BY THE
ENTIRETIES, BUT, AS TENANTS IN COMMON. Grantee.
the following described real property in the County of Klamath and State of Oregon.

See attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT:

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

The true consideration for this conveyance is \$ NONE (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 1st day of August 19 88 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Sarita B. Green
SARITA B. GREEN

CALIFORNIA

STATE OF OREGON, County of SAN Diego)ss.The foregoing instrument was acknowledged before me this 9 day of AUGUST 19 88by SARITA B. GREEN

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and _____

of _____

a corporation, on behalf of the corporation.

Faye Johnson
Notary Public for Oregon CALIFORNIA
My commission expires 3-26-91

Notary Public for Oregon
My commission expires:

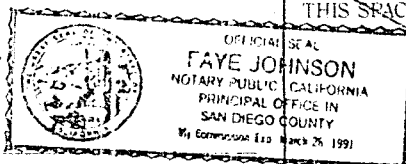
After recording return to:

Mr. & Mrs. Dennis Avery
Box 83939
San Diego, CA 92138

NAME, ADDRESS, ZIP

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

Western Bank
P.O. Box 1438
Coos Bay, Oregon 97420-0330



THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:
 A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian:

PARCEL 1: Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway known as South Sixth Street, which is North 0°35' West 40 feet from the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 88°57' East along the North right of way line of said Highway 35 feet, and the true point of beginning; thence continuing North 88°57' East along said Highway 100 feet; thence North parallel to the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, 111.2 feet to the Southeast corner of Deed recorded May 28, 1965, in Volume 362 page 101, Deed records of Klamath County, Oregon; thence South 88°57' West 100 feet; thence South parallel to the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 111.2 feet to the point of beginning.

PARCEL 2: Beginning at a point which is North 0°35' West 30.0 feet, and North 88°57' East, 135.0 feet; and North 0°35' West 111.22 feet from the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing North 0°35' West, a distance of 50.0 feet; thence South 83°57' West a distance of 100 feet; thence South 0°35' East a distance of 50.0 feet; thence North 88°57' East a distance of 100.0 feet, more or less, to the point of beginning, being a portion of the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 3: Beginning at a point North 0°35' West 191.2 feet from the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 0°35' West a distance of 100 feet; thence North 88°57' East a distance of 135 feet; thence South 0°35' East 100 feet; thence South 88°57' West a distance of 135 feet to the point of beginning, being a portion of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
 of Aug. A.D., 19 88 at 10:06 o'clock A.M., and duly recorded in Vol. M88
 of Deeds on Page 12986.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. M. M. M.