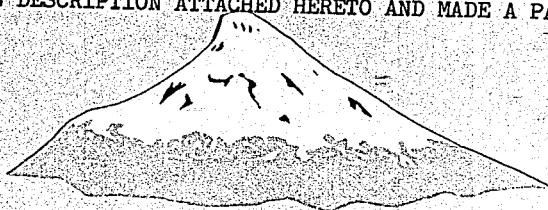


KNOW ALL MEN BY THESE PRESENTS, That EDWARD R. ROUFFS & MARGARET A. ROUFFS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY J. MCKINNEY & CANDELARIA MCKINNEY, 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 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 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 \$150,000.00. However, the actual consideration consists of or includes other property or value given or agreed upon by the whole or part of the consideration indicated which is set forth in the body of this deed or in a separate instrument.

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 30th day of September, 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.

(If executed by a corporation, affix corporate seal)

Edward R. Roufs

Margaret A. Roufs

STATE OF OREGON, County of Klamath, 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: _____ Notary Public for Oregon My commission expires: 8-16-92

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: _____

STATE OF OREGON,

County of Klamath

9/30, 1988

Personally appeared the above named

Edward R. Roufs & Margaret A. Roufs

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

Believe me:

Notary Public for Oregon

My commission expires: 8-16-92

Edward R. Roufs & Margaret A. Roufs

7309 Flagg Ct
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Jerry J. & Candelaria McKinney

5861 S 6th #19
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

Beginning at a point 264 feet East of an iron pin driven into the ground near the Southwest corner of the Northwest quarter (NW1/4) of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Dalles-California Highway from the North, and is also 30 feet North of the center of said Highway; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West 66 feet to the place of beginning.

LESS THE FOLLOWING DESCRIBED PARCEL: A parcel of land lying in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that deed to Benjamin D. and Sylvia C. Malong, recorded in Book 285, page 141, Deed Records of Klamath County; the said parcel being that portion of said property included in a strip of land 40 feet in width, lying on the Northerly side of the center line of the Klamath Falls-Lakeview Highway as said highway has been relocated which center line is described as follows:

Beginning at Engineer's center line Station 125+00, said Station being 0.69 feet North and 315.00 feet West of the West quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 52' 30" East, 676.19 feet; thence on a spiral curve right (the long chord of which bears South 87 degrees 10' East) 500 feet; thence on a 1762.95 foot radius curve right (the long chord of which bears South 67 degrees 59' 30" East) 846.67 feet; thence on a spiral curve right (the long chord of which bears South 48 degrees 49' East) 500 feet to Engineer's center line Station 150+22.86 back equals 150+21.50 ahead. The Northerly line of said strip of land crosses the West and East line of said property approximately opposite Engineer's center line Stations 131+10 and 131+80, respectively.

The following described real property in Klamath County, Oregon:

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point 330 feet East of an iron pin driven in the ground just inside the fence corner at the Southwest corner of the Northwest quarter of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway; running thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the place of beginning.

EXCEPTING that portion conveyed to the State of Oregon by instruments recorded August 13, 1964 in Deed Volumes 355 at page 285 and 355 at page 287, Records of Klamath County, Oregon.

Tax Account No.: 3909 001BC 03600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Sept. A.D., 19 88 at 4:06 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 16418
Evalyn Blehn County Clerk
By Paula M. McDaniel

FEE \$13.00