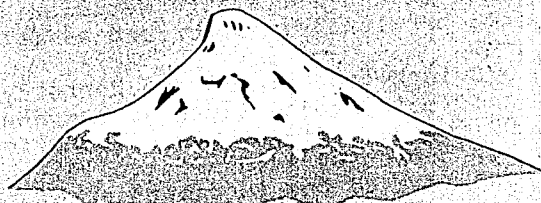


MT-20626K

KNOW ALL MEN BY THESE PRESENTS, That  
VERLE EUGENE SAGERS aka VERLE E. SAGERS and PHYLLIS E. SAGERS, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. SCHUBERT and  
CHARLES THOMAS SCHUBERT, Co-Trustees under Trust Agreement dated 11/1/83, hereinafter called  
and their substitutes and successors as trustee thereunder  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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  
all those of record and those 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 \$ 11,000.00  
the whole part of the

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 10th day of November, 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.

*Verle Eugene Sagers*  
VERLE EUGENE SAGERS aka VERLE E. SAGERS

*Phyllis E. Sagers*  
PHYLLIS E. SAGERS

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, County of Klamath ) ss.  
November 10, 1988

Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

Personally appeared the above named  
VERLE EUGENE SAGERS aka VERLE E. SAGERS  
and PHYLLIS E. SAGERS

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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
*Kristi L. Redd*

Before me: (OFFICIAL SEAL)

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11/16/91

Notary Public for Oregon  
My commission expires:

VERLE EUGENE SAGERS and PHYLLIS E. SAGERS  
4800 Homedale  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
CHARLES THOMAS SCHUBERT & JOHN A. SCHUBERT, Co-Trustees  
2527 Bisbee  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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

19870

Order No.: 20626-K

## LEGAL DESCRIPTION

## PARCEL 1:

A parcel of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Bartlett Avenue at its intersection with the Easterly right-of-way line of the U.S. Bureau of Reclamation's A-3-B Lateral, from which point the Southeast corner of Lot 1, Block 1 of Tract 1035, Gatewood Subdivision bears South 84 degrees 36' 55" West 30.14 feet; thence along the Easterly right-of-way line of said A-3-B Lateral North 00 degrees 05' 40" East 129.93 feet; thence South 89 degrees 31' 33" East 161.95 feet to a point on the Westerly right-of-way line of Homedale Road; thence along said Westerly right-of-way line South 00 degrees 07' 20" West 113.33 feet to its intersection with the Northerly right-of-way line of Bartlett Avenue; thence South 84 degrees 36' 55" West 162.64 feet along said Northerly right-of-way of Bartlett Avenue to the point of beginning; containing 0.45 acres, more or less and with bearings based on Minor Partition No. 32-88 as filed in the Klamath County Engineer's Office and being a portion of that certain parcel of land conveyed to Verle Eugene Sagers, et ux, in Volume M70 at page 11168 and Volume M78 at page 3219, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909 014AB 00500 (Covers other property)  
3909 014AB 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Nov. A.D. 1988 at 4:12 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 19869

FEE \$13.00

Evelyn Biehn, County Clerk

By Arline Muller