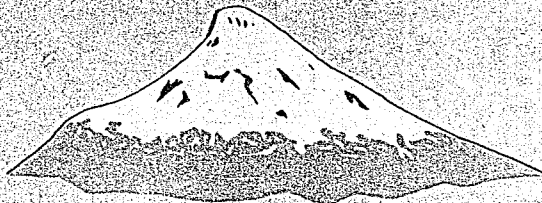


MOUNTAIN TITLE COMPANY

WARRANTY DESO

Vol. m88 Page 22/287

KNOW ALL MEN BY THESE PRESENTS, That CHARLES G. DUNCAN & LEONE M. DUNCAN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL L. TURNER & BONNIE S. TURNER, as tenants by the entirety, 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 attached



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 covenants, conditions, restrictions; easements, reservations, agreements, those of record and those of record and apparent to the land 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 \$ 60,000.00

However, the actual consideration consists of or includes other property of value given or promised, which is part of the consideration (indicate which) (The sentence between the symbols © and ©, if not applicable, should be deleted. See OAS 93-09)

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 30 day of December, 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)

Charles G. Duncan

STATE OF OREGON,)
) ss.
County of Klamath)
December 30, 1988.

Leone M. Duncan
STATE OF OREGON, County of _____) ss
_____, 19_____

Personally appeared _____ and _____
 _____ who, being duly sworn,
 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
Charles G. Duncan & Leone M.
Duncan

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

Before me: *[Signature]*

(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon
My commission expires:

Duncan
5809 Harlan Dr
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Turner
HC 62 BOX 87A
Malin, OR 97632
GRANTEE'S NAME AND ADDRESS

After recording return to:
Turner
above

NAME, ADDRESS, ZIP

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

Turner
Above

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

MOUNTAIN TITLE COMPANY

Order No: 20803-D

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property is all situate in Klamath County, Oregon.

The NE1/4 NW1/4, the SW1/4 NW1/4, the NW1/4 SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian. ALSO the SE1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian; all that portion of the NW1/4 NW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, and all that portion of the SW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian, lying East of the following described line:

Beginning at an iron pin on the West line of said NW1/4 NW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian which is South 0 degrees 30' East 950 feet from the section corner common to Sections 3 and 4, Township 41 South, Range 11 East of the Willamette Meridian and Sections 33 and 34, Township 40 South, Range 11 East of the Willamette Meridian; thence North 47 degrees 15' East along said fence, 312 feet; thence North 15 degrees 45' East along said fence 238 feet to a fence corner; thence South 89 degrees 10' East along a fence, 132 feet; thence North 2 degrees 30' West along said fence, 1308 feet; thence North 0 degrees 50' East along said fence a distance of 206 feet; thence North 11 degrees East along said fence, 268 feet, more or less, to the North boundary of said SW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to George B. Seebeck et ux., by deed recorded in Volume 307 at page 470, Deed Records of Klamath County, Oregon, as follows:

Commencing at the corner of Sections 3, 4, 9 and 10, Township 41 South, Range 11 East of the Willamette Meridian; thence 1320 feet due North to the point of beginning; thence 330 feet due East to a point; thence 1320 feet due North to a point; thence 330 feet due West to a point; thence 1320 feet due South to the point of beginning in the NW1/4 of SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian.

ALSO, the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian.

AND ALSO, A parcel of land situated in Sections 33 and 34 in Township 40 South, Range 11 East of the Willamette Meridian, and Section 3, Township 41 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, marked by an iron pin South 0 degrees 30' East 950 feet from the Northwest corner of Section 3; thence North 47 degrees 15' East 312 feet; thence North 15 degrees 45' East 238 feet to a point on the Easterly boundary of Flesher-Pope

(continued)

(Legal description continued)

Irrigation ditch, the true point of beginning; thence South 89 degrees 10' East 132 feet; thence along an existing fence, North 2 degrees 30' West 1308 feet; thence North 0 degrees 50' East 206 feet; thence North 11 degrees East 268 feet to a point on the South line of the NW1/4 SW1/4 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian; thence East along said South line to the Southeast corner of said NW1/4 SW1/4; thence North along the East line of said NW1/4 SW1/4 to the Northeast corner of said forty; thence West along the North line of said forty and the North line of the NE1/4 SE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian to the Northwest corner of said NE1/4 SE1/4; thence South along the West line of said forty to the Northeasterly boundary of the Flesher-Pope Irrigation Ditch; thence Southeasterly along said ditch boundary to the true point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 SE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the CE1/16 corner of said Section 33; thence South 89 degrees 52' 59" East, 1324.91 feet to the East 1/4 corner of said Section 33; thence South 00 degrees 01' 38" West, along the East line of said NE1/4 SE1/4, 681.00 feet; thence North 89 degrees 52' 59" West 1098.01 feet to a point 15 feet Easterly of the existing center of the Pope-Flesher-Duncan Irrigation Ditch; thence along a line 15 feet Easterly and Northeasterly of said ditch, North 14 degrees 37' 22" West 36.38 feet, North 25 degrees 14' 23" West 84.31 feet, North 65 degrees 24' 57" West 136.89 feet and North 56 degrees 25' 30" West 68.97 feet to a point on the West boundary of said NE1/4 SE1/4; thence North 00 degrees 03' 35" East 474.94 feet to the point of beginning, with bearings based on the survey of said Major Land Partition 10-86.

Tax Account No: 4011 00000 07000
 4011 00000 07100
 4011 03300 01300
 4011 03300 01400
 4111 00300 00300
 4111 00300 00400
 4111 00300 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
 of Dec. A.D., 19 88 at 3:16 o'clock P M., and duly recorded in Vol. M88,
 of Deeds on Page 22287.

Evelyn Biehn, County Clerk

By Paula Mullins

FEE \$18.00