

KNOW ALL MEN BY THESE PRESENTS, That

EARL D. NASH AND IRENE D. NASH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KARL CONRAD WENNER AND ANNE S. WENNER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 ON REVERSE
SIDE OF THIS INSTRUMENT

"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 and the above granted premises, free from all encumbrances except those of record and apparent to the land,

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 \$ 125,000.00.
The consideration is not to be paid in installments or by other property or value given or promised which is the whole part of the consideration indicated within. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 25 day of April, 19 89; 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.

Earl D. Nash
Earl D. Nash

Irene D. Nash
Irene D. Nash

STATE OF OREGON,
County of KLAMATH) ss.
APRIL 25, 1989

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

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)

Personally appeared the above named
EARL D. NASH & IRENE D. NASH

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

NOTARY PUBLIC
STATE OF OREGON

Before me: Julia A. Page
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 4/24/93

Earl D. + Irene D. Nash
505 S. 5th St.
Klamath Falls OR 97601

Karl C. + Anne S. Wenner
Rt 5 Box 1300 Corvallis OR 97331
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS
Klamath First Federal S&L
540 Main St.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
Same as above

UNIT OF CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
Same as above

NAME, ADDRESS, ZIP

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

7050

Order No: 21048-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 44 degrees 30' West a distance of 784.9 feet and North 7 degrees 00' East a distance of 136.8 feet from the iron pin which marks the one-quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 3 degrees 15' East a distance of 224.15 feet to an iron pin; thence North 9 degrees 55' West a distance of 94.6 feet and South 77 degrees 36' West a distance of 154.75 feet to an iron pin; thence South 4 degrees 37' West a distance of 236.2 feet to an iron pin; thence South 74 degrees 28' East a distance of 130.3 feet, more or less, to the point of beginning.

Tax Account No: 3808 001CC 01100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of April A.D., 19 89 at 12:45 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 7049.
Evelyn Biehn County Clerk
By Pauline M. Mullens

FEE \$13.00