

1264

MT-21405K
IN THESE PRESEN

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

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREIN

SUBJECT TO: Trust Deed, including the terms and provisions thereof dated May 11, 1989, and recorded June 9, 1989, in Volume M89, page 10278, Microfilm Records of Klamath County, Oregon, in favor of GIENGER INVESTMENTS, as Beneficiary which the Grantees named herein do not agree to assume nor pay.

"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 all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor and forever defend the said premises and every part and parcel thereof against the lawful claim.

[illegible]

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.

Witness Whereof, the grantor has executed this instrument this 8th day of June, 19 89;

In construing this deed and where the context so requires, the provisions hereof apply equally to corporations and to individuals; 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 8th day of June, 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.

Donald E. Bailey
DONALD E. BAILEY
Attorney

STATE OF OREGON,
County of Klamath ss.
June 8, 1989

Personally appeared the above named _____
DONALD E. BAILEY for himself and as
attorney-in-fact for WILLIAM E. BAILEY

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

signed and seal affirmed by
Donald E. Bailey
 DONALD E. BAILEY
Donald E. Bailey, as attorney
in fact for William E. Bailey
 WILLIAM E. BAILEY
 STATE OF OREGON, County of _____) ss.
 19 ____

STATE OF OREGON, County of _____, 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.

(OFFICIAL SEAL)

(OFFICIAL SEAL)
 Before me: Kristin J. Redd
 Notary Public for Oregon
 My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

My commission expires _____

DONALD E. BAILEY and WILLIAM E. BAILEY
5727 Washburn Way
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

THOMAS R. PHILLIPS and DARREN PENCE
3837 Rhoda Avenue
Oakland, CA 94602
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, 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 a
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of Court
affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

Order No: 21405

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NE1/4 SE1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, not included in the First and Second Additions to Chiloquin, Oregon, described as follows: Starting at the East quarter corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 1050 feet, more or less, to the Northeast corner of the First Addition to Chiloquin, Oregon; thence West 390 feet; thence North 63 degrees 08' West, 888 feet to the Southern Pacific Railway right of way; thence North 26 degrees 52' 750 feet, more or less, along the Southern Pacific Railway right of way; thence East to the point of beginning.

Tax Account No: 3407 034DA 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of June A.D., 19 89 at 10:14 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 10281.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Mullins