

KNOW ALL MEN BY THESE PRESENTS, That

KATHERINE M. RANSIER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KENNETH J. WILSON and KAREN A. WILSON, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH a 1975 Marlett Mobile Home, Oregon License #X122421, Serial #50386, which is situated on the real property described herein. Klamath County Tax Account #M122421.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, recorded on February 27, 1987, in Volume M87, page 3258, Microfilm Records of Klamath County, Oregon, in favor of David L. & Billie D. York, husband and wife, who subsequently assigned their interest to William S. & Florence R. Oppelt, husband and wife, as Beneficiary, which the above named Grantees hereby agree to assume and pay in full.

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 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 \$ 31,032.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (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 21 day of August, 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.

X Katherine M. Ransier
KATHERINE M. RANSIER

STATE OF OREGON,
County of Douglas ss.
August 21, 19 89

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,

Personally appeared the above named _____
KATHERINE M. RANSIER

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

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)

Notary Public for Oregon
My commission expires: _____

KATHERINE M. RANSIER
HC 30 Box 96
Chemult, OR 97731
GRANTOR'S NAME AND ADDRESS
KENNETH J. WILSON and KAREN A. WILSON
P.O. Box 170
Chemult, OR 97731
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME ADDRESS ZIP

SAME AS 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

15797

MTC No: 21897

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19 degrees 24' East a distance of 705 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, CHEMULT and running; thence continuing South 19 degrees 24' East along the Westerly right of way line of the Dalles-California Highway a distance of 300 feet to an iron pin; thence South 70 degrees 36' West a distance of 300 feet to an iron pin; thence North 19 degrees 24' West a distance of 300 feet to an iron pin; thence North 19 degrees 36' East a distance of 300 feet to the point of beginning.

Tax Account No: 2708 021CC 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of Aug. A.D. 19 89 at 12:06 o'clock P. M. and duly recorded in Vol. M89
of Deeds on Page 15796.

FEE \$13.00

Evelyn Biehn County Clerk

By Daniel M. Anderson