

KNOW ALL MEN BY THESE PRESENTS, That

Bobby Ray Hartley and Sandra K. Hartley, Husband and Wife

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

Eugene Bales and Cindy Bales, 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:

Refer to the attached legal

"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 those appurtenant 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 \$ 40,000.00

¹However, 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 28 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.

Bobby Ray Hartley
Bobby Ray Hartley

Sandra K. Hartley
Sandra K. Hartley

STATE OF OREGON,)
County of Klamath) ss.
August 28, 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 _____
Bobby Ray Hartley and Sandra K. Hartley

_____ and acknowledged the foregoing instrument to be _____ their 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, William J. Tucker
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Hartley
PO Box 972
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

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.

Bales
PO Box 1130
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
above address
NAME, ADDRESS, ZIP

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

Grantee
above
NAME, ADDRESS, ZIP

By _____ Recording Officer
Deputy

MTC No: 22069-L

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land more particularly described as follows:

Beginning at Angle Point No. 3, in the Meander Line of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as established by Fred Mensch, U.S. Cadastral Engineer, in November, 1916; and running thence South 78 degrees 00' East, 156.6 feet, more or less, to a point in the line marking the Westerly boundary of the right-of-way of the Dalles-California Highway, as the same is now constructed; thence Southerly and Westerly along the said Westerly boundary of the Dalles-California Highway, to a point which is South 7 degrees 20' East from Angle Point No. 2 in the above mentioned Meander line; thence North 7 degrees 20' West 74.0 feet, more or less, to the said Angle Point No. 2; thence North 32 degrees 39' East along the said Meander Line, 339.3 feet, more or less, to the point of beginning, being a portion of Lot 5, of the said Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 3709 03100 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Aug. A.D., 19 89 at 3:16 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 16100.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullendore