

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERRY S. PENN, 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 Reverse

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00. 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 30 day of July, 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.

Lloyd C. Dunlap  
Lloyd C. Dunlap

STATE OF OREGON,  
County of Klamath ss.  
July 27 Aug 30, 19 89.

Personally appeared the above named  
Lloyd C. Dunlap

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

(OFFICIAL SEAL) Stephane G. Viller  
Notary Public for Oregon  
My commission expires: 6/6/92

Lloyd C. Dunlap  
HC 30 Box 1304  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Penn  
18840 Ventura Blvd, Suite 215  
Tarzana, CA 91356  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Penn  
above address

NAME, ADDRESS, ZIP

Penn  
above address

NAME, ADDRESS, ZIP

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)

Notary Public for Oregon  
My commission expires:

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/ref number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

16289

MTC No: 21846-D

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Parcel 2 of Minor Land Partition 36-83, South 00 degrees 09' 35" West 172.03 feet from the Northeast corner of said Parcel 2, from which the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 939.88 feet; thence South 89 degrees 06' 41" West 499.74 feet to the West line of said Parcel 2; thence South 00 degrees 52' 52" East, along said West line, 172.00 feet; thence North 89 degrees 06' 41" East 496.61 feet to a point on the East line of said Parcel 2; thence North 00 degrees 09' 35" East 172.03 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.

Tax Account No: 3507 001800 00201  
(with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of Aug. A.D., 19 89 at 12:23 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 16288.  
Evelyn Biehn County Clerk  
By Rosemary Muelenbark

FEE \$13.00