

KNOW ALL MEN BY THESE PRESENTS, That LLOYD C. DUNLAP

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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE REVERSE FOR LEGAL DESCRIPTION

"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 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 \$ 23,000.00.

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 August, 1989; 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 Aug 30, 1989

Personally appeared the above named
Lloyd C. Dunlap

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Dunlap
4030 Box 1304
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Penn
11840 Ventura Blvd, Suite 215
Encino, CA 91356
GRANTEE'S NAME AND ADDRESS

At or nearest return to:
Penn
above address

NAME, ADDRESS, ZIP

If a return is requested all tax statements shall be sent to the following address:
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/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC No: 21845-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 the Northeast corner of Parcel 2 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 767.85 feet; thence South 89 degrees 06' 41" West 502.86 feet to the Northwest corner of said Parcel 2; thence South 00 degrees 52' 52" East, along the West line of said Parcel 2, 172.00 feet; thence North 89 degrees 06' 41" East 499.74 feet to 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 01800 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., 1989 at 12:23 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 16293.
Evelyn Biehn County Clerk
By [Signature]

FEE \$13.00