

AFTER RECORDING RETURN TO: SANDRA E. REEVES  
4710 Balsam  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

VERA MAE DUVALL hereinafter called GRANTOR(S), convey(s) to SANDRA E. REEVES hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *ESS, E. R.*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except:

1. Taxes for the fiscal year 1989-'90, a lien not yet payable.
2. Conditions and restrictions as shown on the recorded plat of Cregan Park.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of September, 1989.

*Vera Mae Duvall*  
VERA MAE DUVALL

STATE OF OREGON, County of Klamath)ss.

September 5, 1989.

Personally appeared the above named VERA MAE DUVALL and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, *Barbara L. Addington*  
Notary Public for Oregon

My Commission Expires: March 22, 1993.

02 SEP 7 PM 2 20  
89 SEP 7 PM 2 20

EXHIBIT "A"

A tract of land situated in the SE 1/4 SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Balsam Drive, said point being North 0 degrees 20' East a distance of 30.0 feet and North 89 degrees 50' West a distance of 20.0 feet from the East quarter corner of said Section 12; thence North 89 degrees 50' West along the North boundary of Balsam Drive a distance of 131.6 feet to an iron pin; thence North 0 degrees 20' East parallel with the West boundary of "Cregan Park" a distance of 331.0 feet to an iron pin; thence South 89 degrees 50' East parallel with Balsam Drive a distance of 131.6 feet; thence South 0 degrees 20' West parallel with and 20 feet Westerly from the West boundary of "Cregan Park" a distance of 331.0 feet, more or less, to the point of beginning.

CODE 7 MAP 3908-12A0 TL5500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day of Sept. A.D., 19 89 at 2:20 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 16835.

FEE \$13.00

Evelyn Biehn, County Clerk

By Daniel Muller