

KNOW ALL MEN BY THESE PRESENTS, That Robert A. Holt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Delvin E. Litzenberg & Laura G. Litzenberg, as tenants by the entirety, 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 made a part herein



MOUNTAIN TITLE COMPANY

"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 of all those of record and those apparent 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 \$ 37,500.00. ~~Whereas, the said grantor and grantee have agreed that the said property shall be conveyed to the said grantee and grantee's heirs, successors and assigns, free from all encumbrances of all those of record and those apparent upon the land, if any, as of the date of this deed.~~

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 3 day of October, 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.

Robert A. Holt by Marcene Kirkpatrick
Robert A. Holt by Marcene Kirkpatrick,
his attorney in fact

STATE OF OREGON,)
County of Klamath) ss.
October 3, 19 89.

Personally appeared the above named
Marcene Kirkpatrick, as attorney in
fact for Robert A. Holt

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-92

Robert A. Holt
2686 Myrtle Ave 1888 Brundage Ln
Eureka, CA 95501

GRANTOR'S NAME AND ADDRESS
Delvin E. Litzenberg & Laura G. Litzenberg

P.O. Box 505
Malin, OR

GRANTEE'S NAME AND ADDRESS
Delvin E. Litzenberg & Laura G. Litzenberg

P.O. Box 505
Malin, OR

NAME, ADDRESS, ZIP
Delvin E. Litzenberg & Laura G. Litzenberg

P.O. Box 505
Malin, OR

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

Order No: 21813-D

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 N1/2 NE1/4 SW1/4, Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, less a tract of land described as follows:

Beginning at an iron pin on the North boundary of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15, said point being South 89 degrees 46' East a distance 200.00 feet from the Northwest corner of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15; thence South 89 degrees 46' East along said North boundary a distance of 132.00 feet to an iron pin; thence South 0 degrees 14' West parallel with the West boundary of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15 a distance of 165.00 feet to an iron pin; thence North 89 degrees 46' West parallel with said North boundary a distance of 132.00 feet to an iron pin; thence North 0 degrees 14' East parallel with said West boundary a distance of 165.00 feet, more or less, to the point of beginning.

Tax Account No: 4110 015CA 00600

PARCEL 2

A tract of land situated in the S1/2 N1/2 NE1/4 SW1/4 Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North boundary of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15, said point being South 89 degrees 46' East a distance of 200.00 feet from the Northwest corner of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15; thence South 89 degrees 46' East along said North boundary a distance of 132.00 feet to an iron pin; thence South 0 degrees 14' West parallel with the West boundary of the S1/2 N1/2 NE1/4 SW1/4 of said Section 15 a distance of 165.00 feet to an iron pin; thence North 89 degrees 46' West parallel with said North boundary a distance of 132.00 feet to an iron pin; thence North 0 degrees 14' East parallel with said West boundary a distance of 165.00 feet, more or less, to the point of beginning.

Tax Account No: 4112 015CA 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 5th day
of Oct. A.D. 19 89 at 9:50 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 18796.

FEE \$13.00

Evelyn Biehn County Clerk

By Paula Muehlendore