

KNOW ALL MEN BY THESE PRESENTS, That CECIL V. PICKERING and NANCY J. PICKERING, husband and wife, and EMIL J. SPEEZE and CHERYL ANN SPEEZE, husband and wife aka EMIL J. SPEEZE and CHERYL ANN SPEEZE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND K. POTEET and KERRY SUE POTEET, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgage, recorded August 8, 1972 and recorded August 24, 1972, in Volume M72, page 9501, Microfilm Records of Klamath County, Oregon, in favor of Bank of Klamath Country and Real Estate Contract recorded in Volume M77, page 6191, Microfilm Records of Klamath County, Oregon, in favor of Alfred F. Proctor and Genevieve E. Proctor, husband and wife, as Vendors which above Grantees do not agree to assume nor pay and the Grantors shall hold Grantee harmless therefrom; and Land Sale Contract recorded April 18, 1984, in Volume M84, page 6386, which Grantees named herein do agree to assume and pay in full. 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 all those of record and those apparent upon 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 \$ 140,000.00. 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 2nd day of October, 19 *9; 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.

CECIL V. PICKERING

NANCY J. PICKERING

EMIL J. SPEEZE

CHERYL ANN SPEEZE

STATE OF ~~OREGON~~ CALIFORNIA)
County of _____) ss.
October _____, 19 89

STATE OF OREGON, County of Klamath) ss.
October 9, 19 89

Personally appeared CECIL V. PICKERING and NANCY J. PICKERING who, being duly sworn,

Personally appeared the above named EMIL J. SPEEZE and CHERYL ANN SPEEZE

see notary on reverse and acknowledged the foregoing instrument to be their voluntary act and deed.

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Before me:
(OFFICIAL SEAL) Notary Public for ~~OREGON~~ California
My commission expires:

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

Pickerings & Speezes
HC 30 Box 9A
Chiloquin, OR 97624

RAYMOND K. POTEET and KERRY SUE POTEET
7901 Santa Barbara
Rohnert Park, CA 94928

After recording return to:
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
222 S. Sixth Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 filed/number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 5, Block 3, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk in the County of Klamath, State of Oregon.

Tax Account No: 3507 021BD 02700

PARCEL 2

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid Williamson River Estates; thence South 80 degrees 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74 degrees 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60 degrees 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45 degrees 17' 30" East 149.18 feet to a 3/4" galvanized iron pipe; thence North 10 degrees 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a 3/4" galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South 57 degrees 59' 42" West 37.50 feet); thence continuing along said right of way boundary South 66 degrees 17' 15" West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South 70 degrees 11' 30" West 17.70 feet); thence South 74 degrees 05' 45" West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South 15 degrees 54' 15" East 166.22 feet to the point of beginning.

Tax Account No: 3507 021BD 02800

PARCEL 3

A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80 degrees 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74 degrees 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60 degrees 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45 degrees 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31 degrees 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along (continued)

(Legal Description Continued)

said waterline South 37 degrees 40' West 134.52 feet; South 54 degrees 09' West 55.28 feet; South 63 degrees 36' West 60.67 feet; South 61 degrees 48' West 64.75 feet North 56 degrees 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85 degrees 17' West 70.82 feet; and North 77 degrees 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15 degrees 30' West 63.94 feet, more or less, to the point of beginning.

Tax Account No: 3507 021BD 02900

CAT. NO. NN00627
TO 1944 CA (9-84)

(Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

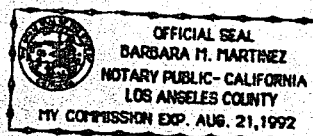
On October 2, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Emil J. Speeze - Cheryl Ann Speeze

, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name one subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

Barbara M. Martinez



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day of Oct. A.D., 19 89 at 3:30 o'clock P. M., and duly recorded in Vol. M89 of Deeds on Page 19078.

FEE \$18.00

Evelyn Biehn, County Clerk

By Debbie Mullendore