

KNOW ALL MEN BY THESE PRESENTS, That DAVID BENJAMIN SOUTHWELL AND MARJORIE IDA SOUTHWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSE L. ORTIZ, hereinafter called dba COAST TO COAST REFORESTATION, 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 SIDE OF THIS INSTRUMENT

"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 those of record and apparent to the land

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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 11th 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.

David Benjamin Southwell

Marjorie Ida Southwell

STATE OF OREGON
County of Klamath, ss.
October 11, 19 89

STATE OF OREGON, County of _____, ss.
_____, 19 ____

Personally appeared _____ and

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)

Personally appeared the above named
DAVID BENJAMIN SOUTHWELL
AND MARJORIE IDA SOUTHWELL

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 7-6-90

Notary Public for Oregon

My commission expires:

David Benjamin + Marjorie Ida Southwell
C/O KEF

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.

Recording Officer
Deputy

By _____

NAME, ADDRESS, ZIP

GRANTOR'S NAME AND ADDRESS

Jose L. Ortiz
1614 Laurel St.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal SFC
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the South half of the NW1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 1504 feet East of the southwest corner of the NW1/4 of NW1/4 of said Section 5; thence South 70 feet to the point of beginning; thence South 30 feet; thence West 200 feet; thence North 30 feet; thence East 200 feet to the point of beginning.

ALSO, Beginning at a point 1504 feet East of the Southwest corner of the NW1/4 of the NW1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the point of intersection of the Westerly line of roadway deeded to the county by A. O. Hilliard as recorded in Book 72 of Deed Records of Klamath County, Oregon at page 526 thereof with the South line of Lot 1 of said Section; thence South along the Westerly line of road 100 feet to the Northeast corner of property herein conveyed; thence continuing South along the Westerly line of road 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning, being a portion of the N1/2 of SW1/4 of NW1/4 and N1/2 of SE1/4 of NW1/4 of said Section 5, and having a frontage of 45 feet on said county road with a depth of 200 feet.

Tax Account No: 3909 005BD 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 11th day
of Oct. A.D., 1989 at 3:55 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 19289.

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Mulendore