

KNOW ALL MEN BY THESE PRESENTS, That R. Charles Halvorsen & Gwen Halvorsen, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven V. Harper & Sharon A. Harper, 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



"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 all those of record and those apparent upon the land, if any, as of the date of this deed, and subject to the 1989/90 taxes and County paving lien which herein grantees and that assume and agree to pay, 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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate when). 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 18 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.

R. Charles Halvorsen
R. Charles Halvorsen

Gwen Halvorsen
Gwen Halvorsen
STATE OF OREGON, County of _____) ss.
October 18, 19 89

STATE OF OREGON,)
County of Klamath) ss.
October 18, 19 89

Personally appeared the above named
R. Charles Halvorsen & Gwen Halvorsen

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 _____

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

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

R. Charles Halvorsen & Gwen Halvorsen
3942 La Marada Way
Klamath Falls, OR 97601

Steven V. Harper & Sharon A. Harper
7121 Sierra Place
Klamath Falls, OR 97603

After recording return to:
Steven V. Harper & Sharon A. Harper
7121 Sierra Place
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Steven V. Harper & Sharon A. Harper
7121 Sierra Place
Klamath Falls, OR 97603

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

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 5 and 8 of said Tract 1198, VALE DEAN CANYON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 5 and 8, Block 1 of said Tract 1198, VALE DEAN CANYON, excepting a tract in said Lot 5 described as follows:

Beginning at the Northeasterly corner of said Lot 5; thence, along the Northerly line of said Lot 5, South 89 degrees 46' 46" West 89.17 feet; thence South 24 degrees 32' 54" East 384.03 feet to the Southeasterly corner of said Lot 5 on the Northerly end of Aurora Court; thence North 11 degrees 22' 48" West, along the Easterly line of said Lot 5, 356.68 feet to the point of beginning.

And also excepting a tract in said Lot 8 described as follows:

Beginning at the Northwesterly corner of said Lot 8; thence North 89 degrees 46' 46" East, along the North line of said Lot 8, 120.00 feet; thence South 04 degrees 48' 07" East 373.91 feet to the Southerly line of said Lot 8; thence along said Southerly line South 81 degrees 24' 31" West 120.00 feet to the Westerly line of Aurora Drive; thence on the arc of a curve to the left on said Westerly line (radius point bears South 81 degrees 24' 31" West 50.00 feet and central angle equals 78 degrees 59' 26") 68.93 feet; thence along the Westerly line of said Lot 8, North 02 degrees 25' 05" East 347.90 feet to the point of beginning.

Tax Account No: 3910 006D0 01600
3910 006D0 01901

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of Oct. A.D., 19 89 at 10:06 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 19799.

FEE \$13.00

Evelyn Biehn - County Clerk

By Debbie Mullender