

KNOW ALL MEN BY THESE PRESENTS, That ROGER F. MARSHALL & ROSANNE MARSHALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD B. SEWELL & JANICE R. SEWELL, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

"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 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 \$ 15,500.00. However, the actual consideration consists of the inclusion of the property of value given or promised which is the whole part of the consideration (in whole or in part). (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 20th 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.



KATHLEEN C. IVORY  
Notary Public-California  
Principal Office In  
Santa Barbara County  
My Comm. Exp. Mar. 23, 1990

STATE OF OREGON, CALIFORNIA  
County of Santa Barbara ) ss.  
October 20, 19 89

Personally appeared the above named  
Roger F. Marshall & Rosanne Marshall

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

Before me:  
(OFFICIAL SEAL) Kathleen C. Ivory  
Notary Public for Oregon, CALIFORNIA  
My commission expires:

ROGER F. & ROSANNE MARSHALL

513 N 3rd  
Lompoc, CA 93436  
GRANTOR'S NAME AND ADDRESS

CLIFFORD B. & JANICE R. SEWELL

310 1/2 Obispo  
Long Beach CA 90814  
GRANTEES NAME AND ADDRESS

After recording return to:  
CLIFFORD B. & JANICE R. SEWELL  
310 1/2 Obispo  
Long Beach CA 90814  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
CLIFFORD B. & JANICE R. SEWELL  
310 1/2 Obispo  
Long Beach CA 90814  
NAME, ADDRESS, ZIP

Roger F. Marshall  
Roger F. Marshall

Rosanne Marshall  
Rosanne Marshall

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

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 the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2192.47 feet; thence South 89 degrees 51' 42" East 1588.04 feet to the true point of beginning; thence South 89 degrees 51' 42" East 187.40 feet; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4 of said Section 18; thence North 89 degrees 51' 42" West along said line, 187.40 feet; thence North 00 degrees 02' 03" West, 465.00 feet to the point of beginning, with bearings based on recorded Survey NO. 2026, as recorded in the Klamath County Surveyor's Office.

Tax Account No: 3910 018B0 02800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day  
of Oct. A.D. 19 89 at 12:01 o'clock P. M., and duly recorded in Vol. M89,  
of Deeds on Page 20433.

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$13.00