

KNOW ALL MEN BY THESE PRESENTS, That CARL M. MC LERRAN AND MARY KATHLEEN MC LERRAN,  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
GERTRUDE E. LARIMER

\_\_\_\_\_, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 \$ 32,000.00

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 24th day of October, 1989; 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.

Carl M. McLerran  
Carl M. McLerran

Mary Kathleen McLerran  
Mary Kathleen McLerran  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

STATE OF OREGON, \_\_\_\_\_ )  
County of Klamath \_\_\_\_\_ ) ss.  
October 24, 1989.

Personally appeared the above named \_\_\_\_\_  
Carl M. and Mary Kathleen McLerran

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 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:

(OFFICIAL SEAL)

Before me: Richard L. Morgado  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-31-91

Notary Public for Oregon  
My commission expires:

Carl M. & Mary Kathleen McLerran  
4816 Summers Ln.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS  
Gertrude E. Larimer  
c/o Klamath 1st Federal S&L  
2943 So. 6th St., Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Federal S&L  
2943 So. 6th St.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Klamath First Federal S&L  
2943 So. 6th St.  
Klamath Falls, OR 97603  
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 file/reel number \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy

20436

MTC NO: 22530

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situate in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane, which lies South 0 degrees, 10' East along the Section line a distance of 748.7 feet and North 88 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing North 88 degrees 39' West a distance of 275.4 feet to an iron pin; thence South 0 degrees 10' East parallel to the Section line a distance of 78.4 feet to an iron pin; thence South 88 degrees 39' East 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning, being in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3909 015AA 10200

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 20435.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore