

7209 MTC-21967D

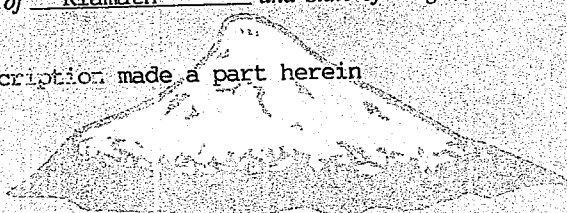
KNOW ALL MEN BY THESE PRESENTS, That J.W. Crosslin aka John W. Crosslin & Miriam Crosslin aka Miriam E. Crosslin, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAYA KUSANO, 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 REVERSE~~

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

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 \$ 57,000.00

~~ANY OF THE TERMS OR CONDITIONS OF THIS INSTRUMENT WHICH MAY BE IN CONFLICT WITH THE ABOVE STATED CONSIDERATION SHALL BE DELETED. THE SEVERAL SYMBOLS BETWEEN THE SYMBOLS IF ANY APPLICABLE SHOULD BE DELETED.~~

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 31 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.

John W. Crosslin

J.W. Crosslin aka John W. Crosslin

Miriam E. Crosslin

Miriam Crosslin aka Miriam E. Crosslin

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, _____)

County of Klamath) ss.

October 31, 19 89.

Personally appeared the above named _____ J.W. Crosslin aka John W. Crosslin and Miriam Crosslin aka Miriam E. Crosslin

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-92

Crosslin

1010 Washburn Way
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Kusano

P.O. Box

Keno, Or 97

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kusano

M.T.C.

above address

NAME, ADDRESS, ZIP

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

Kusano

above address

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.

Recording Officer

By _____ Deputy

MTC No: 21967

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 E1/2 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and the W1/2 W1/2 SW1/4 of Section 31, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the line common to said Sections 36 and 31 and being the Southeast corner of that tract of land described in Volume 120 page 451 of the Klamath County Deed Records, the Southwest corner of said Section 36, as marked by an iron axle, bears South 00 degrees 05' 00" West 660.00 feet; thence North 00 degrees 05' 00" East, along said section line, 207.77 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap, marking the South corner of that tract of land described in Volume 338 page 204 of said deed records; thence North 32 degrees 48' 24" East 477.85 feet to the Southeasterly corner of that tract of land described in Volume M68 page 532 of said deed records, a 1" iron pipe bears South 72 degrees 04' 50" East 0.26 feet; thence North 72 degrees 04' 50" West 271.36 feet to a 1" iron pin at the Southwesterly corner of said tract of land; thence South 00 degrees 05' 00" West 3.52 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the South 1/16 corner common to said Sections 36 and 31; thence continuing South 00 degrees 05' 00" West 12.08 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southeasterly corner of that tract of land described in Volume 27 page 294 of said deed records; thence North 57 degrees 30' West 22.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence West 21.02 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00 degrees 05' 00" West 689.38 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence East 40.00 feet to the point of beginning, with bearings based on recorded survey 1169.

AN EASEMENT AND RIGHT OF WAY for the construction, maintenance and operation of an irrigation waterline and pump over and across the Southeasterly fifteen feet (15') of the following described lands in Klamath County, Oregon, to wit:

A tract of land in Lot 1, Southwest Quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

John W. Crosslin
Miriam Crosslin

Beginning at the intersection of the centerline of River Street and the Westerly boundary line of Brighton Avenue (Highway 66) in the town of Doten, (now Keno), Oregon, which point is marked with an iron pipe; thence North 57 degrees 08' West along the centerline of said River Street, projected, a distance of 1,194.6 feet; thence North 32 degrees 52' East 372.1 feet to the true point of beginning; thence continuing North 32 degrees 52' East 259.8 feet, more or less to the mean waterline of the Klamath River; thence North 40 degrees 24' West 179.7 feet along said mean waterline to the Easterly boundary of the tract of land described in Book 94 at page 36, Deed Records of Klamath County, Oregon; thence along the Easterly and Southerly boundaries of said parcel as follows: South 41 degrees 47' West 58.9 feet and North 50 degrees 05' West 321.1 feet to the Easterly boundary of the tract of land described in Volume 130 at page 412, Deed Records of Klamath County, Oregon; thence South 0 degrees 06' East along said boundary a distance of 434.0 feet; thence South 72 degrees 16' East 273.2 feet to the point of beginning.

TOGETHER WITH the right of ingress to and egress from said waterline and pump for the purpose aforesaid.

Tax Account No: 3907 036DO 05000
3908 031CC 05000
3908 031CC 05100

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 31st day of Oct. A.D., 19 89
at 1:52 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 20897
Evelyn Biehn, County Clerk
By Pauline Mullendore
Deputy.

Fee, \$18.00

John W. Crosslin
John Minion & Fordin