

KNOW ALL MEN BY THESE PRESENTS, That

CLARENCE F. GANSBERG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by S & M TYRHOLM INVESTMENTS CO., a Partnership, 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 OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

*"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."*

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 all those of record and those apparent upon the land 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.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00

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~~XXXXXXXXXXXX~~  
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 12th day of January, 19 90  
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.

STATE OF ~~OREGON~~, ARIZONA )  
County of YUMA ) ss.  
January: 12 19 90

Personally appeared the above named

CLARENCE F. GANSBERG

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

3. Chlorophyll

Before me, \_\_\_\_\_

(OFFICIAL SEAL) Notary Public for ~~QUERRE~~ Arizona  
My commission expires: 1/1/20

CLARENCE F. GANSBERG

12132 Iron Wood Drive  
Yuma, AZ 85365

GRANTOR'S NAME AND ADDRESS

S & M TYRHOLM INVESTMENTS, a Partne

6225 S. Sixth Street  
Klamath Falls, OR 97601

After recording return to: SAME AS GRANTEE

\_\_\_\_\_

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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,

STATE OF OREGON,

County of San Diego

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 \_\_\_\_\_  
Bureau of Prisons, Federal Penitentiary

Witness my hand and seal of County  
affixed

1870.

Recording Officer

By \_\_\_\_\_ Deputy

NAME ADDRESS, ZIP

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the East line of Patterson Street and the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 30.02 feet from the 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1, thence North 87 degrees 55' 21" East along the North line of the NE1/4 SW1/4 of said Section 1, 210.28 feet to a 5/8 inch iron pin; thence North 00 degrees 06' 12" East 24.78 feet to a 5/8 inch iron pin on the South line of Simmers Avenue; thence South 89 degrees 09' 53" West along the South line of Simmers Avenue 210.13 feet to a 5/8 inch iron pin on the East line of Patterson Street; thence South 00 degrees 10' 00" West along the East line of Patterson Street, 29.34 feet to the point of beginning.

ALSO

A tract of land situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land described in Deed Volume 160, at page 149, Deed Volume 248 at page 193 and Deed Volume 358 at page 159, Klamath County Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the East line of Patterson Street and the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 30.02 feet from the 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1; thence North 87 degrees 55' 21" East along the North line of the NE1/4 SW1/4 of said Section 1, 210.28 feet to a 5/8 inch iron pin; thence South 00 degrees 06' 12" West 240.53 feet to a 5/8 inch iron pin; thence continuing South 00 degrees 06' 12" West to the Northerly right of way line of the State Highway as described in Deed Volume 358, at page 159; thence Northwesterly along said right of way line to a 5/8 inch iron pin on the East line of Patterson Street (the long chord between the last two described monuments bears North 62 degrees 59' 02" West 232.92 feet); thence North 01 degrees 00' 40" West along the East line of Patterson Street 127.13 feet to the point of beginning.

Tax Account No: 3909 001CA 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day  
of Jan. A.D., 19 90 at 3:39 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 1080.

FEE \$33.00

Evelyn Biehn County Clerk

By Quincy Mullens