

KNOW ALL MEN BY THESE PRESENTS, That

PHILIP S. MAC ARTHUR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CAMERON JOHN SMITH and MARGARET JIHAN SMITH, 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:PARCEL 1: NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Klamath County Tax Account #3508-00000-01300 and #3508-00000-01400.PARCEL 2: The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9 and the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Klamath County Tax Account #3508-00000-0100 and #3508-01000-00700.

SUBJECT TO: Real Estate Contract recorded January 20, 1978, in Volume M78, page 1295, Microfilm Records of Klamath County, Oregon, in favor of LINDSEY J. BLAIN and LUCILLE E. BLAIN, husband and wife, as Vendors which the above named Grantees agree to assume & pay in full.

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."

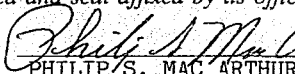
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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 all those of record and those apparent upon the land 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 \$ 90,307.47However, the actual consideration consists of or includes other property or value given or promised which is the ~~wholly~~ 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 25th 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.

 PHILIP S. MAC ARTHUR
STATE OF OREGON,)
County of Klamath) ss.
January 25, 19 90STATE 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)(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires: 11/16/91Notary Public for Oregon
My commission expires: _____

PHILIP S. MAC ARTHUR

4337 Winter

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

CAMERON JOHN SMITH and MARGARET JIHAN SMITH

2215 Guntree Lane

Fallbrook, CA 92028

GRANTEE'S NAME AND ADDRESS

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,

ss.

County of KlamathI certify that the within instrument was received for record on the 30th day of Jan., 19 90, at 11:50 o'clock A M., and recorded in book M90 on page 2068 or as file/reel number 10799, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

C. Andrew Muckelbauer Deputy

Fee \$28.00