

KNOW ALL MEN BY THESE PRESENTS, That BRENDAN CAPITAL CORP., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GUY O. TORGENSEN and ROBIN G. TORGENSEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of the NE1/4 NW1/4 and the NW1/4 NE1/4 lying East of Nylander Drain, in Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

To Have and 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 of 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 \$ 120,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the 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 13th day of June, 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.

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.

BRENDAN CAPITAL CORP.

By [Signature]

STATE OF OREGON

County of Klamath

} ss.

June 13, 1989

Personally appeared the above named Michael B. Wray, who being first duly sworn did say that he is the President of Brendan Capital Corp., and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me.

Nancy L. Doane  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/1/91

Brendan Capital Corp.  
815 Washburn Way  
Klamath Falls, OR 97603  
Grantor's Name and Address  
Guy O. and Robin G. Torgersen  
9990 Dehlinger Lane  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:

Klamath County Title Co.  
422 Main Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Guy O. and Robin G. Torgersen  
9990 Dehlinger Lane  
Klamath Falls, OR 97603  
Name, Address, Zip

STATE OF OREGON

County of Klamath

} ss.

I certify that the within instrument was received for record on the 31st day of Jan., 1990, at 2:10 o'clock P. M., and recorded in book/reel/volume M90, page 2170, or as fee/file/instrument/micro-film /reception No. 10859 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Name Title

By [Signature]  
Deputy

Fee \$28.00

90 JAN 31 PM 2 10