

BRUCE A. FROEMKE

MARK S. HEMSTREET

MARK S. HEMSTREET, 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: All that portion of the NW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Eastside Bypass conveyed to the State of Oregon by deed recorded June 18, 1957 in Volume 292 at page 373, Deed Records of Klamath County, Oregon, and recorded December 28, 1961, in Volume 334 at page 481, Deed Records of Klamath County, Oregon. Klamath County Tax Account #3809-020CB-00100.



"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 except an unauthorized concrete culvert located approximately eight (8) feet from the most 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 \$ 55,000.00

[illegible]

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 26th day of February, 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.

BRUCE A. FROEMKE

STATE OF OREGON,)
County of Klamath) ss
February 26, 1990

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)

(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires:

BRUCE A. FROENKE
Rt. 5 Box 1033
Klamath Falls, OR 97601

MARK S. HEMSTREET
11600 SW Barnes Road, Suite 200
Portland, OR 97225
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,

County of Klamath

I certify that the within instrument was received for record on the 27th day of Feb., 19 90, at 1:03 o'clock P. M., and recorded in book M90 on page 3702 or as file/reel number 11778

Record of Deeds of said county

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quinn Mullendore Deputy

Fee: \$28.00