

AFTER RECORDING RETURN TO:
GARY L. GREGORY
ALICE M. GREGORY

5300 SUNNYSIDE LANE
KLAMATH FALLS, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARK R. WONSER AND DIXIE J. WONSER hereinafter called
GRANTOR(S), convey(s) to GARY L. GREGORY AND ALICE M. GREGORY,
Husband and Wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$12,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of February 1990.

Mark R. Wonsers
MARK R. WONSER

Dixie J. Wonsers
DIXIE J. WONSER

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named MARK R. WONSER AND DIXIE J.
WONSER and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Ralph H. Crawford
Notary Public for Oregon
My Commission Expires: March 4, 1990

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NW 1/4 of SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as:

The South 120 feet of the West 150 feet of the following described property:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE 1/4; thence East along said line 653.6 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 217 feet and 10 inches; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 217 feet 10 inches to the point of beginning.

PARCEL 2:

A tract of land situated in the NW 1/4 of SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE 1/4; thence East along said line 653.6 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 217 feet and 10 inches; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 217 feet 10 inches to the point of beginning.

EXCEPTING THEREFROM the South 120 feet of the West 150 feet.

CODE 7 MAP 3908-12DB TL 1300

CODE 7 MAP 3908-12DB TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of March A.D., 19 90 at 10:11 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 3926

FEE \$33.00

Evelyn Biehn County Clerk

By Carlene Mueller