

KNOW ALL MEN BY THESE PRESENTS, That

MELINDA M. RODGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. GRUND and MARI L. GRUND, 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:

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."

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 \$ 86,000.00

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 12 day of March, 1990; 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.

Melinda M. Rodgers
MELINDA M. RODGERS

STATE OF OREGON,
County of Jackson ss.
March 12, 1990

Personally appeared the above named
MELINDA M. RODGERS

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

STATE OF OREGON, County of ss.
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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:

NOTARY PUBLIC
Before me: Rene J. Craig
Notary Public for Oregon
My commission expires: June 20, 1992

MELINDA M. RODGERS	
2822 Thibault	
Medford, OR 97504	
GRANTOR'S NAME AND ADDRESS	
WILLIAM H. GRUND and MARI L. GRUND	
P.O. Box 457	
Fort Klamath, OR 97686	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS ZIP	
Until a change is required all tax statements shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS ZIP	

STATE OF OREGON, ss.
County of
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
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer Deputy

MTC NO: 22930-K

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Westerly right of way boundary of the old Dalles-California Highway, which point bears South 568.2 feet and West 793.5 feet from the quarter corner common to Section 31, Township 34 South, Range 7 East and Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence West 400.0 feet, more or less, to the mean water line (shore line) of Agency Lake (Upper Klamath Lake); thence following along said mean water line, North 2 degrees 27' West, a distance of 215.2 feet; thence East 410.0 feet, more or less, to the Westerly right of way boundary of the aforesaid old Dalles-California Highway; thence South 0 degrees 13' West along the above said highway right of way boundary, a distance of 215.0 feet, more or less, to the point of beginning.

Tax Account No: 3507 006BA 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of March A.D., 19 90 at 9:34 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 4959.

Evelyn Biehn - County Clerk

FEE \$33.00

By Caroline M. Miskin