

13168 MK 23125-K

KNOW ALL MEN BY THESE PRESENTS, That
GREATER KLAMATH DEVELOPMENT CORP., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
LIVING EPISTLES, INCORPORATED, a California corporation
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 apper-
taining, 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 \$ 260,000.00

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 3rd day of April, 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.

by: Dale Foresee, President

by: Dolores Holzgang, Secretary

STATE OF OREGON, County of Klamath) ss.
April 3, 19 90

Personally appeared DALE FORESEE and DOLORES HOLZGANG 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

GREATER KLAMATH DEVELOPMENT CORP., 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:

Notary Public for Oregon

My commission expires: 11/16/91

(OFFICIAL SEAL)

STATE OF OREGON,)
County of _____) ss.
_____, 19 _____

Personally appeared the above named _____

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

(OFFICIAL SEAL) Before me:
Notary Public for Oregon
My commission expires:

GREATER KLAMATH DEVELOPMENT CORP.
500 Main St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

LIVING EPISTLES, INCORPORATED
P.O. Box 7777
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, & P

Send a change in any of the above statements to all by letter to the following address:

SAME AS GRANTEE

NAME, ADDRESS & P

STATE OF OREGON,

County of _____ ss.
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 filed/record number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC NO: 23125-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast quarter of the Southeast quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows:

Beginning at a point on the North line of said SE1/4 SE1/4 which is East along said line a distance of 477.42 feet from the Northwest corner thereof; thence continuing East along said North line a distance of 389.88 feet to a point; thence South 0 degrees 43' West a distance of 460.7 feet to a point on the Northwesterly line of a parcel of land deeded to Great Northern Railway Co. by Deed recorded October 21, 1927, in Volume 76, page 635, Records of Klamath County, Oregon, thence South 23 degrees 43' West, along said Northwesterly line, a distance of 590.02 feet to the Northeasterly corner of a parcel of land deeded to California-Oregon Power Co. by deed recorded December 16, 1953 in Volume 264, page 436, Records of Klamath County, Oregon; thence West, along the North line of said parcel, a distance of 521.75 feet to the East line of a parcel of land deeded to Klamath County for road purposes by deed recorded November 17, 1948 in Volume 226, page 429, Records of Klamath County, Oregon; thence North along the East line of said parcel, to a point which is South along said line, a distance of 203.71 feet from the North line of said Southeast quarter of Southeast quarter, said point also being the Southwest corner of a parcel of land deeded by City of Klamath Falls, to H.A. Nitschelm, et ux, recorded on November 16, 1948 in Volume 226, page 422, Records of Klamath County, Oregon; thence East along the South line of said parcel, a distance of 417.42 feet; thence North, along the East line thereof, 208.71 feet to the point of beginning.

Tax Account No: 3909 005D0 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of April A.D., 19 90 at 9:53 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 6226.

Evelyn Biehn County Clerk

FEE \$33.00

By Debbie Mullender