

KNOW ALL MEN BY THESE PRESENTS, That SKATELAND, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM CAYLOR and VIRGINIA R. DOWLING dba J. V. MICHAEL & ASSOCIATES, an assumed business name, 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.

[illegible]

In Witness Whereof, the grantor has executed this instrument this 6th 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.

STATE OF OREGON,
County of _____ ss.

Personally appeared the above named _____

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

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

SKATELAND, INC., an Oregon corporation
by: Arthur Harris
ARTHUR HARRIS, President.
by: Virginia Harris
VIRGINIA HARRIS, Secretary
STATE OF OREGON, County of Klamath) ss.
April 6, 19 90.

Personally appeared ARTHUR HARRIS and
VIRGINIA HARRIS 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

SKATELAND, INC. 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: Kristin L. Kedd (OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

SKATELAND, INC., an Oregon corporation
2503 Union
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
J. V. MICHAEL & ASSOCIATES
2207 Washburn Way
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

After recording return to
SAME AS GRANTEE

SAME, ADDRESS, 214

Please change in process of all tax statements of all TC sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, & PHONE NO. _____

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 a
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of Court
affixed.

By _____ Recording Officer
Deputy

MTC NO: 22600-K

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Westerly 300 feet of the Northerly 135 feet of Lot 2, Block 3, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 003BC 01200

PARCEL 2:

A parcel of land situated in Lot 2 of Block 3, TRACT 1080-WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe on the West line of said Lot 2, from which the Northwest corner of said Lot 2 bears North 00 degrees 03' 30" East 314.74 feet; thence North 00 degrees 03' 30" East along said West line 112.50 feet to the true point of beginning; thence South 89 degrees 56' 30" East, 400.00 feet to the East line of said Lot 2; thence North 00 degrees 03' 30" East along the East line of Lot 2, 202.24 feet to the Northeast corner of said Lot 2; thence North 89 degrees 56' 30" West along the North line of Lot 2, 400.00 feet to the Northwest corner of Lot 2; thence South 00 degrees 03' 30" West along the West line of Lot 2, 202.24 feet to the point of beginning; EXCEPTING THEREFROM the Westerly 300 feet of the Northerly 135 feet thereof, with bearings based on Minor Partition No. 83-82, as filed in the Klamath County Engineer's Office.

Tax Account No: 3909 003BC 01300

TOGETHER WITH a perpetual non-exclusive easement for drainage and installation of utilities along and upon a 10-foot strip of land measured at right angles to and parallel with the Easterly and Northerly lines of said Lot 2, said lines being described as follows: Beginning at a point South 00° 03' 30" West 314.74 feet from the NE corner of said lot 2; thence South 00° 03' 30" West 285.00 feet, thence South 89° 56' 30" East 84.91 feet.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 9th day
of April A.D. 19 90 at 4:17 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 6526.

Evelyn Biehn - County Clerk
By Douglas Mulender

FEE \$33.00