

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by POOLE'S, INC., an Oregon corporation, 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

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 \$ 15,000.00

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 11th day of April, 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.

+ Edith Opal Crutchfield
EDITH OPAL CRUTCHFIELD

STATE OF OREGON,)
County of Klamath) ss.
April 11, 19 90

Personally appeared the above named _____
EDITH OPAL CRUTCHFIELD

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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

EDITH OPAL CRUTCHFIELD
P.O. Box 1793
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

POOLE'S, INC., an Oregon corporation
3100 Turner Rd. SE
Salem, OR 97302

After recording return as:
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 _____ ss.
I certify that the within instrument was

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 49 in Block 17 and that portion of Lot 50 in Block 17 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 50 in said Block 17; thence Southwesterly along the Northwestern side of said Lot 50, 115 feet to the Southwesterly side of said Lot 50; thence Southeasterly along the Southwesterly side of said Lot 50 a distance of 12.5 feet; thence Northeasterly, parallel with the Northwestern side of said Lot 50 a distance of 115 feet to the Northeasterly side of said Lot 50; thence Northwesterly along the Northeasterly line of said Lot 50 a distance of 12.5 feet, more or less, to the point of beginning.

Tax Account No: 3809 033BA 07100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of April A.D., 19 90 at 10:38 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 6798.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulendore