

KNOW ALL MEN BY THESE PRESENTS, That JIB PROPERTIES, a Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Burt C. Asher & Geraldine Asher, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

The South 74 feet of Lots 5 and 6, Block 3 of SUNNYLAND, a resubdivision of the South ten acres of Enterprise Tract No. 31, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 034CD 04100 (with other property)
Tax Account No: 3809 034CD 04200 (with other property)

"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 to 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 \$38,000.00

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 25 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.

JIB PROPERTIES, a Partnership consisting of: Ernest Brace, Nancy Brace, Jane Rusth, Jane Rusth

STATE OF OREGON, County of Klamath, April 25, 19 90

STATE OF OREGON, County of Klamath, ss. Personally appeared and

Personally appeared the above named Nancy Brace and Jane Rusth individually & Darrel Rusth as attorney in fact for Ernest Brace

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

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

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: 6/16/92

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

Table with 2 columns: Grantor/Grantee Name and Address, and Notary Public information.

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 26th day of April, 19 90, at 10:16 o'clock A.M., and recorded in book M90 on page 7753 or as file/reel number 14043, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk Recording Officer By Pauline Muller Deputy