

KNOW ALL MEN BY THESE PRESENTS, That Grant J. Pine & Sandra G. Pine, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Willie C. Frazier & Mae Y. Frazier, as tenants by the entirety, 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 made a part herein

"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.

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 \$ 44,000.00

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 27 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.

Grant J. Pine

Sandra G. Pine

STATE OF OREGON,
County of Klamath)
April 27, 19 90 ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named
Grant J. Pine & Sandra G. Pine

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/16/92

Grant J. Pine & Sandra G. Pine

6260 Tingley Ln

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Willie C. Frazier & Mae Y. Frazier

Rt. 1, Box 135

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

Willie C. Frazier & Mae Y. Frazier

Rt. 1, Box 135

Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Tax Service

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.

Recording Officer
Deputy

By _____

EXHIBIT "A"
LEGAL DESCRIPTION

8041

A tract of land situated in the SW1/4 of the NW1/4 of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" inch iron pin on the center stripe of the County Road from which the West 1/4 corner of said Section 4 bears South 39 degrees 59' 14" West 744.86 feet; thence North 01 degrees 14' 35" East, along an existing fence and its Southerly extension, 207.18 feet to an existing fence corner; thence North 89 degrees 19' 39" East, along an existing fence, 150.91 feet to an existing fence corner; thence South 01 degrees 48' 00" West, along an existing fence and its Southerly extension, 360.78 feet to a 5/8 inch iron pin on the center stripe of said County Road; thence North 43 degrees 31' 14" West 209.21 feet to the point of beginning.

Account No: 4013 00400 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of April A.D., 19 90 at 1:48 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 8040.

Evelyn Biehn - County Clerk

By Pauline Mulholland

FEE \$33.00