

HAROLD A. STURGEON and HAZEL L. STURGEON, husband and wife,
Grantors, convey and warrant to DONALD L. and HAZEL FERN STEERS,
husband and wife, Grantees, the following real property free of
encumbrances except as specifically set forth below:

All that certain described real property and
improvements legally described on Exhibit A, attached
hereto and incorporated by reference herein as if fully
set forth, subject to the encumbrances also set forth
on Exhibit A.

SUBJECT TO contracts and/or liens for irrigation and/or
drainage, the schedule of exclusions from coverage,
together with any schedules contained in standard title
policies, reservations, easements, restrictions and
rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any
portion of the herein described premises lying within
the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND
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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is
\$102,313.42.

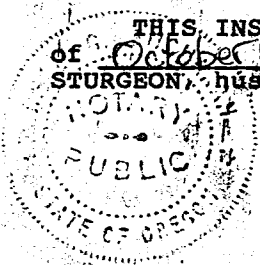
DATED this 12th day of October, 1989.

Harold A. Sturgeon
HAROLD A. STURGEON

Hazel L. Sturgeon
HAZEL L. STURGEON

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 12th day
of October, 1989, by HAROLD A. STURGEON and HAZEL L.
STURGEON, husband and wife. _____.



Paul B. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-20-89

'90 MAY 2 PM 3 26

PARCEL 1:

A parcel of land in Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersect point of the Easterly line of said property and the Southerly right of way line of the relocated Klamath Falls-Lakeview Highway, which is 40 feet distant Southerly from (when measured at right angles to) the centerline of the said relocated highway; said point also being North 55 degrees 50' 30" West 201.20 feet from the intersection of the Southerly right of way line of said Highway and the Northerly right of way line of Shasta Way; thence North 55 degrees 50' 30" West along said relocated right of way line 94.53 feet more or less to the East line of Lot 2, Block 2 of the Re-subdivision of Block 242, Mills Second Addition; thence South 0 degrees 19' 30" East along said East line of said Subdivision 167.14 feet more or less to the Northerly line of Shasta Way; thence North 59 degrees 40' 30" East 30.51 feet along said Northerly line of Shasta Way to an iron pin; thence North 22 degrees 19' 30" East 123.12 feet more or less to the point of beginning.

PARCEL 2:

The Westerly 80.42 feet of Lots 4 and 5 and the Westerly 80.42 feet of the South 20 feet of Lot 3, Block 2, Resubdivision of Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO Lot 1, Block 2; ALSO the following described portion of Lots 2 and 3, Block 2: Beginning at a point on the West line of said Lot 3 which point is North 0 degrees 05' East a distance of 20 feet from the Southwest corner of said Lot; running thence East along the North line of the S 1/2 of said Lot 3, a distance of 80.42 feet, more or less, to a point 27.58 feet West of the East line of said Lot 3; thence North 98.24 feet, more or less, to a point on the Southwesterly side of South 6th Street; thence North 55 degrees 15' West along the Southwesterly side of South 6th Street, a distance of 48.89 feet, more or less, to the Northwest corner of said Lot 2; thence South along the West line of Lot 2, 106.1 feet, to the Southwest corner of Lot 2; thence West along the line between Lots 1 and 3, 40 feet to the Southwest corner of Lot 1; thence South along the East line of Martin Street 20 feet to the point of beginning.

All lying in Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the Supplemental Plat of the Westerly portion of Block 242 Mills Second Addition to the City of Klamath Falls, Oregon.

EXCEPTING AND RESERVING from the above described property that portion thereof conveyed by Frank Ferrari, et ux., to the State of Oregon by Deed recorded in Book 148 at Page 201, Deed Records of Klamath County, Oregon.

PARCEL 3:

The Easterly 27.58 feet of Lots 2, 3, 4 and 5, Block 2 of the Supplemental Plat of the Westerly portion of Block 242, MILLS SECOND ADDITION, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Northeasterly strip deeded to State of Oregon for the widening of South Sixth Street.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Agreement, including the terms and provisions thereof:

Regarding : Party Wall Agreement
Between : Michael Book and Edith Book, husband and wife

And : Frank Ferrari and Anna Ferrari, husband and wife

Recorded : October 11, 1940

Book : 132

Page : 452

Fee No. : 43954

(Affects Parcels 2 and 3)

3. Easement, including the terms and provisions thereof, as set forth in instrument:

Recorded in Book : 160

Page : 563

Fee No. : 65733

Affects : Parcel 1

GRANTORS NAME AND ADDRESS:Harold and Hazel Sturgeon7430 Tingley LaneKlamath Falls, OR 97601GRANTEES NAME AND ADDRESS:Donald L. and Hazel SteersRT. 4, Box 3008Klamath Falls, OR 97601AFTER RECORDING, RETURN TO:Neal G. BuchananAttorney at Law601 Main Street, Ste. 215Klamath Falls, OR 97601Until a Change is Requested,
Tax Statements Should be Sent
To:Donald + Hazel SteersRT 4 Box 3008Klamath Falls, OR 97601

STATE OF OREGON)

County of Klamath)

ss.

I certify that the within instrument was received for record on the 2nd day of May, 1990, at 3:26 o'clock P.M., and recorded in Book M90 on Page 8299 or as File Reel Number 14342, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County ClerkRecording OfficerBy: Quinn MullenderDeputy

Fee 38.00