

KNOW ALL MEN BY THESE PRESENTS, That W. S. HIBBERD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBIN L. FERREN & ELMINA M. FERREN, husband and wife, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.



"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 those of record and apparent upon the land, if any, 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 \$ 3,000.00. However, the actual consideration consists of four (4) acres of property, the value of which is the whole part of the consideration (indicate which) ~~if the sentence between the symbols of foot applicable should be deleted. See ORS 23-030~~

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 25th 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.

W. S. Hibberd

STATE OF OREGON,)
County of Deschutes) ss.
April 25, 19 90

Personally appeared the above named W. S. Hibberd

and acknowledged the foregoing instrument to be his 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Nancy L. Carter
Notary Public for Oregon
My commission expires: 3-16-93

W. S. Hibberd
1146 Magnolia Ave.
Yuma, AZ 85364
GRANTOR'S NAME AND ADDRESS
Robin L. Ferren & Elmina M. Ferren
4864 Daisy St.
Springfield, OR 97478
GRANTEE'S NAME AND ADDRESS
After recording return to:
Robin L. Ferren & Elmina M. Ferren
4864 Daisy St.
Springfield, OR 97478
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Robin L. Ferren & Elmina M. Ferren
4864 Daisy St.
Springfield, OR 97478
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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 NE1/4 NE1/4 NE1/4 of Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes across the West 30 feet of the SE1/4 NE1/4 NE1/4; the South 30 feet of the SW1/4 NE1/4 NE1/4; the West 30 feet and the South 30 feet of the SE1/4 NW1/4 NE1/4; the West 30 feet, the South 30 feet and the East 30 feet of the SW1/4 NW1/4 NE1/4; the North 30 feet and the East 30 feet of the NW1/4 SW1/4 NE1/4; the North 30 feet and the West 30 feet of the North 661.02 feet of the NE1/4 SW1/4 NE1/4; the North 30 feet and the East 30 feet of the NW1/4 SE1/4 NE1/4; and the West 30 feet of the North 662.02 feet of the NE1/4 SE1/4 NE1/4, all in Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 2309 012A0 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of May A.D., 19 90 at 11:33 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 8476.

Evelyn Biehn County Clerk

By

Dorene Mullendore

FEE \$33.00