

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. CLARK, as to an undivided  $\frac{1}{2}$  interest, HELEN B. BEARD, as to an undivided  $\frac{1}{2}$  interest, DOROTHY LOU EWING, as to an undivided\*\*\*

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AARON R. DE GROOT and GERRIT A. DE GROOT, not as tenants in common, but with the right of survivorship, 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:

\*\*\* $\frac{1}{2}$  interest, all as tenants in common

SEE LEGAL DESCRIPTION ON REVERSE 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 on record and those 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 \$ 19,999.00

XXXXXX THE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 19,999.00 XXXXXX  
XXXXXX THE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 19,999.00 XXXXXX

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 16th day of May, 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.

John W. Clark as attorney-in-fact on behalf of Helen B. Beard

John W. Clark  
JOHN W. CLARK

Dorothy Lou Ewing  
DOROTHY LOU EWING

STATE OF OREGON, County of Klamath ) ss.

May 22, 19 90

Personally appeared Dorothy Lou Ewing 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, Kristi L. Redd (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

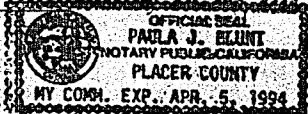
STATE OF OREGON, CALIFORNIA )  
County of Placer ) ss.  
May 16, 19 90

Personally appeared the above named

John W. Clark

Dorothy Lou Ewing

John W. Clark as attorney-in-fact on behalf of Helen B. Beard and acknowledged the foregoing instrument to be their



Before me, Paula J. Blunt

(OFFICIAL SEAL) Notary Public for Oregon California

My commission expires: April 5, 1990

Clark & Ewing & Beard  
7525 Cackler Lane  
Citrus Heights, CA 95621

GRANTOR'S NAME AND ADDRESS

Aaron & Gerritt DeGroot  
1041 Wild Plum  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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,

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

By \_\_\_\_\_ Deputy

9973

MTC NO: 23575-DN

## EXHIBIT "A" LEGAL DESCRIPTION

The Easterly 15.14 feet off the Easterly side of Lot 6 and the Westerly 22.4 feet off the Westerly side of Lot 7, Block 8 of ORIGINAL TOWN 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 a point on the Southerly line of High Street distant 15.14 feet Southwesterly from the corner common to Lot 6 and 7 of said Block 8; thence Northeasterly along the Southerly line of High Street 37.54 feet; thence Southeasterly and at right angles to High Street 120 feet; thence Southwesterly and parallel with High Street 37.54 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning.

Tax Account No: 3809 032AC 08700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day  
of May A.D. 19 90 at 4:02 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 9972.  
Evelyn Biehn County Clerk  
By Pauline Muelandore

FEE \$33.00