

AFTER RECORDING RETURN TO:  
Dena D. Hiner and James Sexton

3239 Altamont  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JIMMY LEE SCOTT and JOANNE LYNN SCOTT, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DENA D. HINER and  
JAMES SEXTON, each, as to an undivided one-half interest,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.

Code 50, Map 2907-12AA, TL 200.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2) Right of  
Way for Bonneville Power Administration as disclosed in the  
instrument recorded October 18, 1955 in Book 278, page 318, Deed  
Records. 3) Subject to rules and regulations of Fire Patrol  
District. 4) Right of Way, including terms and provisions  
thereof, recorded November 25, 1955 in Book 279, page 323, Deed  
Records. 5) Certificate of Right of Way, including terms and  
provisions thereof, as set forth in instrument recorded August  
18, 1958 in Book 302, page 225, Deed Records. 6) Limited access  
off of State Highway #97.,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$10,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 9th day of May, 1990.

X Jimmy Lee Scott  
JIMMY LEE SCOTT

X Joanne Lynn Scott  
JOANNE LYNN SCOTT

STATE OF Oregon, County of Klamath ) ss.

MAY 14, 1990.

Personally appeared the above named JIMMY LEE SCOTT and JOANNE  
LYNN SCOTT, and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me, Barbara L. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-93

90 MAY 25 AM 11 47

10007

## EXHIBIT "A"

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4, Section 12, Township 29 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4 from which the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4 bears North 01 degrees 01' 29" West, 255.08 feet; thence South 01 degrees 01' 29" East on said West line, 404.39 feet to the Southwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89 degrees 10' 40" East on the South line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 465.08 feet to a point on the West line of Highway 97; thence North 00 degrees 17' 00" West on last said West line, 404.05 feet; thence South 89 degrees 13' 17" West, 470.23 feet to the point of beginning.

CODE 50 MAP 2907-12AA TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of May A.D., 19 90 at 11:47 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 10006.  
Evelyn Biehn County Clerk

FEE \$33.00

By Rosine Mullendore