

AFTER RECORDING RETURN TO:

DIXIE F. SEVENIKAR

ROY M. AGARD

12440 Highway 166

Klamath Falls OR 97601

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

JEANNINE ANN JANSEN hereinafter called GRANTOR(S), convey(s) to
DIXIE F. SEVENIKAR AND ROY M. AGARD, NOT AS TENANTS IN COMMON
BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Emmitt District
Improvement Company.

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
\$55,000.00.

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 4th day of June, 1990.

Jeannine Ann Jansen
JEANNINE ANN JANSEN

STATE OF OREGON, County of KLAMATH)ss.

June 4, 1990.

Personally appeared the above named JEANNINE ANN JANSEN and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Sandra Handwerker
Notary Public for OREGON

My Commission Expires: 7-23-93

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EXHIBIT "A"
MARSHALL DEED

12775
10867
TITLE & ESCROW INC.

Part of the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the NE1/4 of said Section 32, from which the quarter corner common to Sections 32 and 33 bears North 89 degrees 34 minutes East 882 feet distant; thence running South 89 degrees 34 minutes West a distance of 120 feet to a point; thence North 0 degrees 06 minutes East 1008.65 feet to a point on the Southerly line of the Ashland-Klamath Falls Highway; thence along said Southerly line of the Ashland-Klamath Falls Highway North 72 degrees 21 minutes East to a point thereon which is on a line extending North 0 degrees 06 minutes East from the point of beginning; thence South 0 degrees 06 minutes West to the point of beginning.

Tax Acct. No.: 021 - 3908-32A0-2700 Key No.: 501807

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day of June A.D., 19 90 at 11:54 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 10866.

FEE \$33.00

Evelyn Biehn, County Clerk

By Deanne Muelendor