

KNOW ALL MEN BY THESE PRESENTS, That

MARGARET C. KAER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN ARSHI, 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 ATTACHED LEGAL DESCRIPTION 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 of record and those apparent upon the land 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 \$ exchange. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 29th day of June 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.

Margaret C. Kaer
MARGARET C. KAER

STATE OF OREGON,)
County of Klamath) ss.
June 29 19 90

Personally appeared the above named
MARGARET C. KAER

and acknowledged the foregoing instrument to be her 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)

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/12/91

Notary Public for Oregon

My commission expires:

MARGARET C. KAER

P.O. Box 2305

Robert Park, CA 94927

GRANTEE'S NAME AND ADDRESS

BEN ARSHI

P.O. Box 2305

Robert Park, CA 94927

GRANTEE'S NAME AND ADDRESS

APR 19 1990

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Send in duplicate to Registrar of Deeds for recording. If not, send in duplicate to Recorder of Deeds.

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/rec'd number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

- Section 27: SE1/4 NE1/4
- Section 14: E1/2 NW1/4
- Section 21: S1/2 N1/2 NE1/4; S1/2 NE1/4; SE1/4; SE1/4 NW1/4; SE1/4 SW1/4; NE1/4 SW1/4; lying East of the center of the main channel of the Sycan River
- Section 22: All
- Section 23: W1/2 W1/2 and all that portion of the NW1/4 NE1/4 and E1/2 NW1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.
- Section 26: W1/2 NW1/4; W1/2 W1/2 SW1/4
- Section 27: W1/2; N1/2 NE1/4; N1/2 SE1/4; SW1/4 SE1/4; E1/2 SE1/4 SE1/4
- Section 28: N1/2 NE1/4
- Section 35: N1/2 NW1/4 NW1/4; N1/2 S1/2 NW1/4 NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the of the Godowa Springs Road, said point being North 11 degrees 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58 degrees 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82 degrees 13' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.

Tax Account No: 3512 00000 00900
3512 00000 04900
3512 00000 05200
3512 00000 05300
3512 00000 05500
3512 00000 05700
3512 02300 00800
3512 02600 00500
3512 02600 01100
3512 03580 00200

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 2nd day of July A.D., 19 90
at 9:40 o'clock A.M. and duly recorded
in Vol. M90 of Deeds Page 12945
Evelyn Biehn County Clerk
By Pauline Mullens Deputy.

Fee, \$33.00