

AFTER RECORDING RETURN TO:

BENNY R. STARR to all of his heirs, assigns, personal representatives, and assigns  
JOAN A. STARR to all of her heirs, assigns, personal representatives, and assigns  
P.O. Box 5104  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAXES SHALL BE PAID BY THE GRANTOR(S) IN THE SAME MANNER AS ABOVE.

DAVID W. TWOGOOD AND DEBORAH R. TWOGOOD, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to BENNY R. STARR AND JOAN A. STARR, HUSBAND AND WIFE 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) Subject to rules and regulations of Fire Patrol District. 3) Easement, including the Terms and provisions thereof: For: Electric transmission and distribution; Granted to: Pacific Power and Light Company; Recorded on June 23, 1958 in Book 301 at page 222. 4) Easement, including the terms and provisions thereof: For: Electric distribution and transmission on the Easterly 25 feet; Granted to Pacific Power and Light Company, recorded on June 24, 1960 in Book 322 at page 248. 5) Conditions and restrictions in Deed: Recorded on March 1, 1963 in Book 343 at page 412, as Follows: "...subject to a 25 foot easement along the West side of said tract for road, utilities, fire control, etc. and any other easements or rights of way of record or those apparent on the land. 6) Easement, including the terms and provisions thereof: for: Automobile Runway, recorded on May 5, 1978 in Book M-78 at page 9140.

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 \$19,000.00.

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 19th day of July, 1990.

David W. TwoGood  
DAVID W. TWOGOOD

Deborah R. TwoGood  
DEBORAH R. TWOGOOD

STATE OF OREGON, County of KLAMATH)ss.

NOTARY PUBLIC  
JUL 19 1990

Personally appeared the above named DAVID W. TWOGOOD AND DEBORAH R. TWOGOOD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Andrea Handsaker  
Notary Public for OREGON  
My Commission Expires: 7-23-93

14480

EXHIBIT "A"

17832

14481

TITLE &amp; ESCROW INC.

A parcel of land, situated in the NE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" rebar from which the one-quarter corner of Sections 4 and 9 bears North 37 degrees 23' 24" East 1081.28 feet; thence South 58 degrees 32' 00" East 207.30 feet to a 1/2" rebar; thence South 00 degrees 06' 00" West 193.83 feet to a 1/2" rebar; thence South 89 degrees 28' 30" West 177.00 feet to a 1/2" rebar; thence North 00 degrees 06' 00" East 300.41 feet to the point of beginning.

CODE 162 MAP 3910-9BA TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20 day  
of July A.D., 19 90 at 11:42 o'clock A. M., and duly recorded in Vol. M90  
of Deeds on Page 14480  
Evelyn Bighn County Clerk  
By Bernetha A. Hetch

FEE 33.00