

KNOW ALL MEN BY THESE PRESENTS, That

JOHN W. PATTON and EARLA M. PATTON, husband and

wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD G. PERRY and CAROL A. PERRY, husband and wife

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:

SEE REVERSE FOR LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

"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 those of record and apparent to the land

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 \$ 85,000.00

~~THESE SYMBOLS ARE TO BE USED TO INDICATE THE TYPE OF CONSIDERATION TO BE PAID BY THE GRANTOR TO THE GRANTEE. IF THE GRANTOR IS TO PAY THE CONSIDERATION, THE GRANTOR SHALL WRITE "PAID BY GRANTOR" IN THE SPACE PROVIDED HEREON. IF THE GRANTEE IS TO PAY THE CONSIDERATION, THE GRANTEE SHALL WRITE "PAID BY GRANTEE" IN THE SPACE PROVIDED HEREON. IF THE CONSIDERATION IS TO BE PAID BY OTHER MEANS, THE GRANTOR SHALL WRITE "PAID BY OTHER MEANS" IN THE SPACE PROVIDED HEREON. (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 20th day of July, 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.

STATE OF OREGON

County of Klamath

ss.

July 26, 1990

Personally appeared the above named

EARLA M. PATTON

JOHN W. PATTON

EARLA M. PATTON

and acknowledged the foregoing instrument to be HERS voluntary act and deed.

Before me:

Tracie Y. Chandler

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by

_____, president, and by

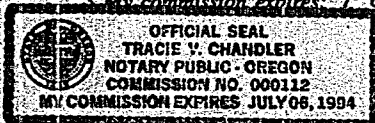
_____, secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



John W. & Earla M. Patton
201 Hillside
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Richard G. & Carol A. Perry
854 Douglas Dr.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal
246 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Use a check to represent all the statements shall be sent to the following address:

Shirley AS Adame

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

By _____ Recording Officer

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Tract of land in the SW1/4 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin which lies South 89 degrees 42' East a distance of 372.25 feet and North 52 degrees 19' East a distance of 293.9 feet and North 0 degree 49' East a distance of 25.5 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian which point of beginning is also the Southeast corner of that certain parcel conveyed to Lillie Harris by deed dated July 18, 1931, recorded August 12, 1931 in Book 83 at page 401, Deed Records of Klamath County, Oregon, and running thence; Continuing North 0 degree 49' East along the Easterly side of said parcel conveyed to Lillie Harris, a distance of 749.7 feet to an iron pin; thence North 59 degrees 55' East a distance of 531.75 feet to a point; thence South 0 degree 27' 55" West 657.5 feet to a point on the Northerly right of way line of a public road; thence South 52 degrees 21' 40" West, along said right of way line, a distance of 588.4 feet to the point of beginning.

Tax Account No: 3809 007D0 01800

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 26th day of July, 19 90 personally appeared EARIA M. PATTON, who being duly sworn (or affirmed), did say that he is the attorney in fact for JOHN W. PATTON and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Tracie V. Chandler
(Signature)

7-6-94

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day of July A.D., 19 90 at 3:37 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 14955.

FEE \$33.00

Evelyn Biehn - County Clerk

By Danese Mueller