

11/17/90

KNOW ALL MEN BY THESE PRESENTS, That

James T. Welch and Charlotte Welch, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darle E. Helmers and Rose M. Helmers, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 all those of record and those apparent upon the land as of the date of this deed

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 \$ 64,500.00

However, the actual consideration consists of or includes the property of XXXXXX part of the consideration (indicate which). (The balance between the two parties is XXXXXX See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical charges 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 1st day of August, 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.

Personally appeared the above named
James T. Welch and
Charlotte Welch

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

Before me:

Christine L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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)

James T. Welch & Charlotte Welch
5206 Mazama Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Darle E. Helmers & Rose M. Helmers
Rt. 5 N. Highway 97
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is made, all statements shall be sent to the following address:
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/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

By _____ Recording Officer
Deputy

MTC NO: 23944-K

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet along the quarter line and South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1740.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89 degrees 49' West parallel to the above mentioned quarter line a distance of 674.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in an Northwesterly direction following the Easterly right of way line of the new Highway location a distance of 182.98 feet to a point; thence South 89 degrees 49' East parallel to the above mentioned quarter line a distance of 731.54 feet, more or less, to the point of beginning, in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809 007C0 03300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of Aug. A.D. 19 90 at 9:08 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 15400.

Evelyn Biehn County Clerk

FEE \$33.00

By Claudia Muelendore