

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sidney J. Thompson, 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 made a part herein

**in Volume M84, Page 8604 which the herein GRANTEE does not agree to assume or pay and grantor will hold grantee harmless therefrom.

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 to the land as of the date of this deed. SUBJECT TO trust deed in favor of Signal Consumer Discount Company, recorded May 23, 1984** 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 \$ 33,500.00

~~However, this instrument is not intended to constitute a deed of gift or a deed of sale or a deed of mortgage or a deed of trust or a deed of any other kind or character, and the grantor hereby covenants that the grantee shall not be bound by any of the provisions of this instrument which are not applicable to the deed of gift or a deed of sale or a deed of mortgage or a deed of trust or a deed of any other kind or character.~~

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 15 day of August, 1990; 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.
August 15, 1990.

Personally appeared the above named _____
Philip S. MacArthur

_____ and acknowledged the foregoing instrument to be _____ his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 6-16-92

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 _____ (SEAL)
My commission expires: _____

Philip S. MacArthur

3606 Christine Ln
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Sidney J. Thompson

4351 Winter Ave
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Sidney J. Thompson

See above

NAME, ADDRESS, ZIP

Sidney J. Thompson

See above

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.

SPACE RESERVED

FOR

RECORDERS USE

By _____ Recording Officer
Deputy

MTC NO: 24123-DT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows: Beginning at a point, which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88 degrees 57' East a distance of 544.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; continuing North 88 degrees 57' East a distance of 67.5 feet to a point; thence North 1 degree 12' West parallel to the Section line a distance of 331.4 feet, more or less to an iron pin on the North line of the S1/2 of SW1/4 of NW1/4 of Section 11; thence South 88 degrees 58' West along the said North line of the S1/2 of SW1/4 of NW1/4 of Section 11, a distance of 67.5 feet, to an iron pin; thence South 1 degree 12' East a distance of 331.5 feet, more or less, to the point of beginning, said tract being in the S1/2 of SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909 011BC 04200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Aug. A.D., 19 90 at 3:21 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 16403.

FEE \$33.00

Evelyn Biehn County Clerk

By Patricia M. Nelson