

~~KNOW ALL MEN BY THESE PRESENTS, that~~
~~Dennis M. Wallis and Teresa L. Wallis, as tenants by the entirety~~

~~Dennis M. Wallis and Teresa L. Wallis, as tenants in common, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Schipper and Sharon R. Schipper, 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 LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

2.02 "This instrument will not allow use of the property described in this instrument in violation of applicable 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, IF ANY, AS OF THE DATE OF THIS DEED and that

OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, 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 purchase price for this transfer stated in terms of dollars, is \$ 63,600.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5000000.
 Mark the true and actual consideration received for this transfer in terms of dollars, which is the whole
 part of the consideration (indicate with an X the symbol, if not applicable, should be deleted.
 See OPS 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 30th 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
August 30, 19 90

Personally appeared the above named _____
Dennis M. Wallis

Teresa L. Wallis
and acknowledged the foregoing instrument
be their voluntary act and deed.

Before me:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Notary Public for Oregon
My commission expires:

My commission expires. _____
Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC OREGON
 My Commission Expires 1/30/94

Dennis M. Wallis & Teresa L. Wallis

4516 Winter Bule
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

James L. Schipper & Sharon R. Schipper

6200 Hilyard AVE
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

James L. Schipper & Sharon R. Schipper
6200 Hilyard AVE
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

James L. Schipper & Sharon R. Schipper
6200 Hilyard AVE
Klamath Falls, OR 97603

NAME ADDRESS ZIP

STATE OF OREGON,

SS

County of San Diego

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.

Recording Officer

By _____ Deputy

17685

MTC NO: 23849-DN

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 12, said Township and Range; thence North 87 degrees 46' East 1336.5 feet to the true point of beginning; thence continuing North 87 degrees 46' East 23.1 feet to a point; thence South 89 degrees 53' East 126.9 feet to a point; thence South 0 degrees 13' East 205.73 feet, more or less, to the Northeast corner of parcel conveyed to Tubach, Volume M67, page 2775, Microfilm Records of Klamath County, Oregon; thence South 89 degrees 47' West along the North line of said parcel a distance of 120.0 feet to the East right of way line of Patterson Street; thence continuing South 89 degrees 47' West to a point in the center line of Patterson Street; thence North 0 degrees 13' West along the center line of Patterson Street to the point of beginning.

EXCEPTING THEREFROM that portion of Patterson Street and Hilyard Avenue in Valley View Addition, dedicated for street purposes.

Tax Account No: 3909 012BA 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Sept. A.D. 19 90 at 2:02 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 17684.

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

FEE \$33.00