

KNOW ALL MEN BY THESE PRESENTS, That

James E. Yeager

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clifford C. Yaden and Ella Beth Yaden, 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 ATTACHED 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

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 \$ 9,000.00.
 However, this instrument consists of or includes other property or value given or promised, whether or not stated, as part of the consideration (hereinafter which). The sentence between the symbols of not applicable should be crossed out. 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 19th day of September, 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 KlamathSeptember 19, 1990James E. Yeager
James E. Yeager

Personally appeared the above named
James E. Yeager

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

Before me:

Kristi 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 E. Yeager

P.O. Box 844

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Clifford C. Yaden & Ella Beth Yaden

2900 Patterson

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received all notices 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.

Recording Officer

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar on the South line of said Lot 1 from which the Southeast corner of said Lot 1 bears North 87 degrees 46' East 135.04 feet; thence along the lines of the excepted portions of that tract of land described in Deed Volume M86, page 1202, Microfilm Records of Klamath County, Oregon, in said Lots 1, 2 and 3, North 00 degrees 51' 51" West (North 00 degrees 54' West by said Deed Volume) 110.20 feet to a 5/8" iron pin, North 87 degrees 46' 00" East 135.04 feet to a 5/8" iron pin on the Easterly line of said Lot 2, North 89 degrees 55' 29" West, 200.00 feet and North 00 degrees 51' 51" West 171.41 feet (171.5 feet by said Deed Volume) to a point on the North line of said Lot 3; thence leaving said exception, North 89 degrees 55' 29" West 23.67 feet to a 5/8" iron pin; thence South 01 degrees 06' 00" East 290.60 feet to a point on the South line of said Lot 1; thence North 87 degrees 46' 00" East 87.47 feet to the point of beginning, and with bearings based on the South line of said Lot 1 as being North 87 degrees 46' 00" East, plat record.

Note: All 5/8" iron pins described above have a Tru-Line Surveying Plastic Cap.

Reserving unto grantors, their heirs and assigns, for the benefit of and as an appurtenance to the grantors remaining property and every part and parcel thereof an easement for an underground irrigation line, TOGETHER WITH the right of ingress and egress, for the purpose of constructing, maintaining, cleaning, repairing and replacing said line. Said easement is an extension of that certain easement reserved in instrument recorded September 9, 1960 in Volume 324 at page 50, Deed Records of Klamath County, Oregon.

Tax Account No: 3909 001CC 04600
(with other property)

An appurtenant easement described in Volume 324 at page 50, Deed Records of Klamath County, Oregon, over and across an adjoining parcel, more particularly described as follows:

Reserving unto the grantor, their heirs and grantees forever for the benefit of and as an appurtenance to grantors' remaining property and every part and parcel thereof an easement for an underground irrigation line across the Northerly six feet of the premises herein granted, together with the right of ingress and egress for the purpose of constructing, maintaining, cleaning, repairing and replacing said line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 21st day
of Sept. A.D., 19 90 at 11:20 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 19027.

Evelyn Biehn County Clerk
By Dorlene Mueller

FEE \$33.00