

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. L. Fuller, 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 lineaments, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The NW 1/2 of S. 1/2 of NW 1/4 of SE 1/4 of Section 21, Township 34 South, Range 3 East of the Willamette Meridian, Klamath County, Oregon. Tax Account No: 3408 02100 03300

Subject to: Trust Deed including the terms and provisions thereof, dated August 18, 1989, recorded August 24, 1989 in Volume M89, at page 15835 Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is: Charles R. Shipman and Wanda Lee Shipman, husband and wife as to an undivided 1/2 interest and Ronald Lee Shipman, as to an undivided 1/2 interest. The above Grantee hereby agrees to assume and to pay this in full and to hold Seller harmless therefrom. 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, 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (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 hereby apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 21 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 Klamath  
September 21, 1990  
Personally appeared the above named  
William K. Kalita  
and acknowledged the foregoing instrument  
to be his voluntary act and deed.

William K. Kalita  
William K. Kalita

Before me:  
Notary Public for Oregon  
My commission expires:  
DANA M. NIELSEN  
NOTARY PUBLIC - OREGON  
My Commission Expires 12/31/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: (SEAL)

William K. Kalita  
P. O. Box 431  
Chiloquin, OR 97624  
(GRANTOR'S NAME AND ADDRESS)  
H. L. Fuller  
790A Poncharrosa Road  
Millits, CA 95490  
(GRANTEE'S NAME AND ADDRESS)  
H. L. Fuller  
790A Poncharrosa Road  
Millits, CA 95490  
NAME, ADDRESS, ZIP  
H. L. Fuller  
790A Poncharrosa Road  
Millits, CA 95490  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 24th day of Oct., 1990, at 11:57 o'clock A.M., and recorded in book M90 on page 21411 or as file/reel number 21833, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Debra M. Nielsen, Deputy  
Fee \$28.00