

KNOW ALL MEN BY THESE PRESENTS, That Jay W. Shanor and Naomi Ruth Shanor, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Wampler and Alice Wampler, 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

"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 \$ 16,000.00. ~~XXXXXX THE ABOVE CONSIDERATION IS IN FULL PAYMENT OF THE DEBT DUE TO THE GRANTOR BY THE GRANTEE, WHICH IS THE WHOLE OF THE CONSIDERATION IN THIS CASE. THE REMAINDER BETWEEN THE SYMBOLS IS NOT APPLICABLE AND SHOULD BE DELETED. XXXXX~~

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 11 day of November, 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, California )  
County of Los Angeles ) ss.  
November 11, 19 90

X Jay W. Shanor  
Jay W. Shanor

X Naomi Ruth Shanor  
Naomi Ruth Shanor

Personally appeared the above named \*\*  
\*Jay W. Shanor \*\*\*\*\*  
\*Naomi Ruth Shanor \*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\* and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
~~Notary Public for Oregon~~  
My commission expires:  
April 8, 1994  
See Notary on Reverse.

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)

Jay W. Shanor & Naomi Ruth Shanor
10812 Cord Avenue
Downey, CA 90241
GRANTOR'S NAME AND ADDRESS
Robert Wampler & Alice Wampler
P.O. Box 285
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS
After recording return to:
Robert Wampler & Alice Wampler
P.O. Box 285
Chiloquin, OR 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Robert Wampler & Alice Wampler
P.O. Box 285
Chiloquin, OR 97624
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.  
By Recording Officer  
Deputy

23863

MTC NO: 24567-DN

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89 degrees 43' 34" West a distance of 1188.84 feet from the East 1/4 corner of said Section 34, marked by a brass capped monument; thence Northeasterly along the Northwestern right of way line of the Southern Pacific Railroad 250 feet, more or less to the point of beginning; thence North 68 degrees 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin; thence continuing North 68 degrees 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River; thence continuing North 68 degrees 44' 24" West to the thread of said river; thence Northeasterly along the thread of said river a distance of 220 feet, more or less; thence South 76 degrees 10' 54" East to a 5/8 inch iron pin on the Easterly bank of said river; thence continuing South 76 degrees 10' 54" East 315.00 feet to a point on the Northwestern right of way line of the Southern Pacific Railroad; thence Southwesterly along said right of way, a distance of 250 feet, more or less, to the point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's office.

Tax Account No: 3407 034A0 05500

(Individual) \*\* Attached to Warranty deed from Mountain Title Company dated STATE OF CALIFORNIA November 11, 1990, MTC# 24567-DN \*\*\*\*\*

SS.

COUNTY OF Los Angeles

On November 13, 1990

, before me, the undersigned, a Notary Public in and for said

State, personally appeared \*\*\*\*\* Jay W. Shanor and Naomi Ruth Shanor \*\*

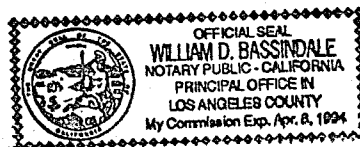
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\*\*\*\*\*

(X proved to me on the basis of satisfactory evidence), to be the person S whose name S subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature William D. Bassindale



(This area for official notarial seal)

LE-76 (7/82)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of Dec. A.D., 19 90 at 10:13 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 23862

FEE \$33.00

Evelyn Biehn, County Clerk

By Douglas Muelendy