

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr. and Haril W. Newton, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Ault

, 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 OF 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 \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See O.R. 30.010)

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 28 day of December, 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.  
December 28, 19 90.

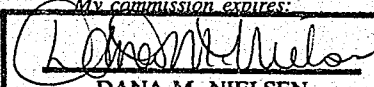
Personally appeared the above named Fred W. Koehler, Jr., individually and as attorney in fact on behalf of Haril W. Newton

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

Before me:

Notary Public for Oregon

My commission expires:

  
DANA M. NIELSEN  
NOTARY PUBLIC-OREGON  
My Commission Expires 1/30/94

Fred W. Koehler, Jr.

Fred W. Koehler, Jr. as attorney in fact for Haril W. Newton

IN FACT FOR HARIL W. NEWTON

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)

Fred W. Koehler, Jr., et al

1501 El Dorado

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert D. Ault

HC 30 Box 99

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements 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.

SPACE RESERVED

FOR

RECORDERS USE

Recording Officer

By Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Government Lots 29, 32 and 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of that certain parcel of land described in Deed Volume M75, page 7623, Microfilm Records of Klamath County, Oregon, on the Northerly line of said Lot 33 from which a 3/4" pipe marking the intersection of the Easterly right of way line of U.S. Highway No. 97 with said Northerly line of Lot 33 bears South 89 degrees 49' 56" West, 542.29 feet; thence South 00 degrees 08' 48" East along the East line of said described parcel, 40.41 feet to a 3/4" iron pipe on the Northerly line of that certain parcel described in Deed Volume 363, page 58, Deed Records of Klamath County, Oregon; thence along said parcel boundary the following courses and distances: North 89 degrees 46' 48" East parallel to but 40.00 feet South of said North line of Lot 33, 454.20 feet to a 3/4" iron pipe on the East line of said Lot 33; South 00 degrees 08' 48" East along said East line, 95.00 feet to a 1/2 inch iron pin; North 89 degrees 49' 56" East 107.41 feet to a 5/8" iron pin marking the Northwest corner of that certain parcel described in Deed Volume M76, page 17502, Microfilm Records of Klamath County, Oregon; thence North 41 degrees 53' 10" East along the Northwest line thereof, 151.74 feet to a 5/8" iron pin marking the Northeast corner thereof; thence North 51 degrees 10' 25" West along the Southwest line of that certain parcel described in Deed Volume M75, page 4969, Microfilm Records of Klamath County, Oregon, 56.00 feet to a 1/2" iron pin marking the Northwest corner thereof; thence North 45 degrees 48' 35" East, 265.63 feet along the Northwest line of the aforesaid parcel and the Northwest line of that certain parcel described in Deed Volume M74, page 14340, Microfilm Records of Klamath County, Oregon to a 1/2" iron pin marking the Northeast corner thereof; thence North 23 degrees 36' 00" East along the Northwest line of that certain parcel described in Deed Volume M76, page 3844, Microfilm Records of Klamath County, Oregon, 329.90 feet to a 1/2 inch iron pin marking the Northeast corner thereof; thence North 55 degrees 40' 18" West along the Southwest line of that certain parcel described in Deed Volume M76, page 13692, Microfilm Records of Klamath County, Oregon, 281.84 feet to a 5/8" pin marking the most Westerly corner thereof; thence West along the North line of said Lot 29, 256.91 feet to the Northwest corner thereof; thence South 00 degrees 08' 48" East, 659.79 feet to a 1/2" iron pin marking the Southwest corner thereof; thence South 89 degrees 49' 56" West along said North line of Lot 33, 454.20 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day  
of Dec. A.D., 19 90 at 12:24 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 25572.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Muehlenberg