

KNOW ALL MEN BY THESE PRESENTS, That Dawn C. Harrington, who acquired title as Dawn C. Ferguson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert G. Koop and Shirley F. Baze, not as tenants in common but with the right of survivorship, 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 to 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 \$ 21,500.00. 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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of January, 19 91; 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.

Dawn C. Harrington  
Dawn C. Harrington

STATE OF OREGON, )  
County of Klamath ) ss.  
January 29, 19 91

Personally appeared the above named  
Dawn C. Harrington

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

Before me:

Janey M. Murrell  
Notary Public for Oregon

My commission expires: 6/8/92

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)

Dawn C. Harrington

2660 Shasta Way, Apt. #13

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert G. Koop and Shirley F. Baze

P. O. Box 36

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert G. Koop and Shirley F. Baze

P. O. Box 36

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Robert G. Koop and Shirley F. Baze

P. O. Box 36

Klamath Falls, OR 97601

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

RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

## EXHIBIT "A" LEGAL DESCRIPTION

A tract of land described as follows:

Beginning at a point on the Section line which lies North 0 degrees 12' East along the Section line a distance of 799.8 feet from the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County Oregon, and running thence: Continuing North 0 degrees 12' East along the Section line a distance of 61 feet to a point; thence North 89 degrees 59' East a distance of 344.1 feet to an iron pin; thence South 0 degrees 15' West a distance of 61 feet to an iron pin; thence South 89 degrees 59'; West a distance of 344 feet more or less to the point of beginning, in the NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. EXCEPTED is the Westerly 30 feet lying in Summers Lane Road right-of-way and the Irrigation Ditch and drainage ditches now on said tract, in the County of Klamath, State of Oregon.

SUBJECT TO: Trust Deed (including the terms and provisions thereof) dated April 15, 1986, recorded April 16, 1986 in Volume M86 at page 6462 Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is; Grace R. Thomas, who subsequently assigned to: Jean Rumelhart, Joyce Callagan, Keith Thomas, Violet Wilson, Darlene Beard, Joan Pennington and Donald Thomas on January 4, 1991 who subsequently assigned to Joan Pennington on November 29, 1990. The above Grantee hereby agrees to assume and to pay this in full and to hold Seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of Jan. A.D., 19 91 at 3:37 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 1827.

FEE \$33.00

Evelyn Biehn . County Clerk

By Caroline M. Nielsen