

KNOW ALL MEN BY THESE PRESENTS, That

Ronald G. Williams & Denise R. Williams, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Joseph Donald Speciale & Angie L. Speciale, 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 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 \$ 160,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~XXXX~~ 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 1 day of February, 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.

STATE OF OREGON,)
County of Klamath) ss.
February 1, 19 91

Ronald G. Williams

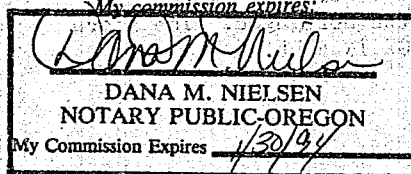
Denise R. Williams

Personally appeared the above named _____
Ronald G. Williams
Denise R. Williams

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires _____



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 _____ (SEAL)
My commission expires: _____

Ronald G. Williams & Denise R. Williams
P.O. Box 136

Midland, OR 97624

GRANTOR'S NAME AND ADDRESS

Joseph Donald Speciale & Angie L. Speciale

3355 McKinley Drive

Santa Clara, CA 95051

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.

By _____ Recording Officer
Deputy

All of the NE1/4 NE1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that parcel of land described as follows:
Beginning at the Southwest corner of the NE1/4 NE1/4 of Section 1,
said point also being the Southeast corner of Lot 4, Block 3, MIDLAND
HILLS ESTATES; thence North 00 degrees 09' 00" West along the West
line of said NE1/4 NE1/4, a distance of 360 feet to the North boundary
line of Leach Drive; thence East parallel with the South line of the
said NE1/4 NE1/4 a distance of 610 feet; thence South parallel with
the West line of the said NE1/4 NE1/4, a distance of 360 feet to the
South line of the NE1/4 NE1/4; thence West along the said South line,
a distance of 610 feet to the point of beginning.

Lots 12 thru 20 of Block 13 of vacated MIDLAND; All Block 12 EXCEPT Lot 3 thereof; Tracts 46 thru 71 lying East of First Street, now known as Horizon Street, of vacated FIRST ADDITION TO MIDLAND; Lots 1, 13, 14 and 15 of Block 6; Lots 1 thru 16 of Block 7; Lots 1 thru 16 of Block 8; Lots 1 thru 7 and Lots 9 thru 16; Block 9; Lots 15 and 16 of Block 10; Lots 1 thru 6 and Lots 8 thru 15 of Block 11; Lots 1 thru 16 of Block 12; Lots 1 thru 16 of Block 13; Lots 1 through 8, Block 14; Lots 1 through 8, Block 15, Lots 1 through 8, Block 16 all of vacated MIDLAND HEIGHTS ADDITION TO MIDLAND.

TOGETHER WITH those portion of the vacated streets and alleys included in and adjacent to the plats in the herein above description innuring thereto by law.

EXCEPTING THEREFROM parcel deeded to Charles Raymond Gray and Grace Ellen Gray, husband and wife, by deed dated July 18, 1958, recorded July 23, 1958 in Volume 301, page 216, and Volume 350, page 308 all Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion of above described tract of land conveyed to the State Highway Department by deed recorded March 13, 1969 in Volume M69, page 1827, Microfilm Records of Klamath County, Oregon.

The NW1/4 of the NW1/4 of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated October 9, 1978, recorded October 11, 1978 in Volume M78, page 22676, Microfilm Records of Klamath County, Oregon, wherein the State of Oregon, represented and acting by the Director of Veterans' Affairs is the Mortgagee. The above Grantee hereby agrees to ASSUME and PAY THIS MORTGAGE IN FULL.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title co. the 1st day
of Feb. A.D. 19 91 at 11:15 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 2020.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline M. Mule