

KNOW ALL MEN BY THESE PRESENTS, That James L. Spears and Sandra L. Spears
 , as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen A. Martisak and Trudy L. Martisak, 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 to the land as of the date of this deed

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 \$ 53,000.00.
~~However, the actual consideration consists of or includes the payment of xx and the six xx portions which is the whole~~
~~part of the consideration and hence which xx of the sum xx between the symbols xx of no significance should be indicated~~
~~See OFS 93-039 xx~~

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 6th 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)
February 6, 1991) ss.

James L. Spear

James L. Spears as attorney in fact for Sandra L. Spears

Personally appeared the above named James L. Spears, individually
and as attorney in fact for
Sandra L. Spears

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

Before me:

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 _____,

president, and by _____,

secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON.

County of _____ ss.

~~I certify that the within instrument was received for record on the _____~~

day of on the 10

at _____ o'clock _____ M. and recorded _____

in book _____ on page _____

~~file/reel number~~ ~~on page~~ _____ or as

Record of Deeds of said county

Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____ Deputy

Deputy

MOUNTAIN TITLE COMPANY

MTC NO: 24912-N

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of the tract of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the South 1/4 corner of Section 12; thence South 89 degrees 54' 30" East, along the South line of said SW1/4 SE1/4, 662.82 feet to the Southeast corner of said Tract of land; thence North 26 degrees 31' 58" West 649.63 feet to a 5/8" iron pin marking the Northeast corner of said tract of land; thence South 82 degrees 30' 46" West, along the Northerly line of said Tract of land, 374.42 feet to a point on the West line of said SW1/4 SE1/4; thence South 00 degrees 09' 00" West, 531.36 feet to the point of beginning, with bearings and distances based on record of survey no. 2894.

TOGETHER WITH a 10 foot wide walkway easement situated in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 10 foot wide strip of land lying Southerly of and adjacent to the Northerly line of Parcel 1 of that parcel of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon. The North line of said easement being further described as follows: Beginning at a point on the East line of said SE1/4 SW1/4, said point being North 00 degrees 09' 00" East 531.36 feet from the South 1/4 corner of said Section 12; thence South 82 degrees 30' 46" West 930 feet, more or less, to Klamath Lake.

ALSO TOGETHER WITH an easement for septic purposes lying within a 150 foot by 350 foot parcel of land situate in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 150 foot wide strip of land lying Westerly of and adjacent to the Northerly 350 feet of the East line of said SE1/4 SW1/4, lying within that tract of land described as Parcel 1 in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon. Said East line being further described as follows: Beginning at the South 1/4 corner of said Section 12; thence North 00 degrees 09' 00" East, along said East line, 531.36 feet to a point on the North line of said tract of land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of Feb. A.D. 19 91 at 3:01 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 2444.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullendore