

KNOW ALL MEN BY THESE PRESENTS, That

Jerry A. Burg

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Marion Anderson and Lila May Anderson, 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 \$ 39,000.00

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 OREGON LAWS)

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 11th day of March, 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 Lane ss.
March 11, 19 91.

X Jerry A. Burg
Jerry A. Burg

Personally appeared the above named
Jerry A. Burg

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

Before me:

Notary Public for Oregon

My commission expires: 9-21-92

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)

Jerry A. Burg

P.O. Box 70565

Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

William Marion Anderson & Lila May Anderson

P.O. BOX 1203

Klamath Falls, OR 97601

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

By _____ Recording Officer
Deputy

MTC NO: 25097-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin at the intersection of the Northerly right of way line of Joe Wright Road (county) with the Easterly right of way line of the Dalles-California Highway, U.S. 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the true point of beginning; thence North 03 degrees 38' 00" East 568.68 feet to a point being a 1/2 inch iron pin; thence East 679.56 feet to a point being a 1/2 inch iron pin; thence South 789.22 feet to a 1/2 inch iron pin on the Northerly right of way line of Joe Wright Road; thence South 89 degrees 28' 26" West 272.50 feet along the Northerly right of way of Joe Wright Road to a 5/8 inch iron pin on the Northerly right of way line of Joe Wright Road; thence North 63 degrees 09' 52" West 496.60 feet along the Northerly right of way line of Joe Wright Road to said 5/8 inch iron pin being the point of beginning.

SUBJECT TO:

Trust Deed, including the terms and provisions thereof, dated September 25, 1985, recorded October 22, 1985 in Volume M85, page 17167, microfilm records of Klamath County, Oregon wherein Jerry L. Whitney and Anita D. Whitney, husband and wife are the Beneficiaries. THE ABOVE GRANTEE DOES NOT AGREE TO ASSUME THIS TRUST DEED.

*Delinquent Real Property Taxes for the years 1988-1989; 1989-1990; and 1990-1991.

*Farm Use Disqualification Fee in the amount of \$4,400.82, plus interest.

*Klamath Irrigation District delinquent assessments in the amount of \$250.33 plus interest.

*THE ABOVE GRANTEE HEREBY AGREES TO ASSUME AND TO PAY THE ABOVE OBLIGATIONS IN FULL AND TO HOLD THE GRANTOR HARMLESS THEREFROM

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of March A.D., 19 91 at 1:38 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 4421

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Muelendore