

KNOW ALL MEN BY THESE PRESENTS, That

SHERYL J. WILSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE DAVID STOUFFER and SANDRA LEE STOUFFER, 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 EXHIBIT A 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 those of record and those apparent upon the land, if any, as 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 \$ 54,000.00. 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 6 day of June, 1997; 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 Oregon) ss.June 6, 1997.

Personally appeared the above named

SHERYL J. WILSON

SHERYL J. WILSON

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

Before me:

Notary Public for Oregon OklahomaMy commission expires: 1-3-92STATE OF OREGON, County of Oregon) ss.

The foregoing instrument was acknowledged before me this

6 June, 1997, by Sheryl J. Wilson,

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

SHERYL J. WILSON

RT 1, BOX 400

CHELSEA, OR 97416

GRANTOR'S NAME AND ADDRESS

WAYNE DAVID STOUFFER and SANDRA LEE STOUFFER

3127 W. 135TH RT 2, Box 40

HAWTHORNE, CA 90250 Bonanza, OR 97622

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED

FOR

RECORDERS USE

After recording return to:

WAYNE DAVID STOUFFER and SANDRA LEE STOUFFER

3127 W. 135TH RT 2, Box 40

HAWTHORNE, CA 90250 Bonanza, OR 97622

NAME, ADDRESS, ZIP

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

WAYNE DAVID STOUFFER and SANDRA LEE STOUFFER

3127 W. 135TH RT 2, Box 40

HAWTHORNE, CA 90250 Bonanza, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

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

day of

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.

Recording Officer

By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 1, TRACT NO. 1131, THE WADES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land for road right-of-way situated in Lot 1, Block 1 of Tract 1131, The Wades, a recorded subdivision in Klamath County, Oregon; being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 1, Tract 1131; thence South 15 degrees 06' 55" East along the Easterly right-of-way of the Bly-Bonanza County Road, 140.00 feet; thence North 74 degrees 53' 05" East 125.00 feet to the Southwesterly right-of-way of the Keno Springs Road; thence North 56 degrees 52' 28" West along the Southwesterly right-of-way line, 187.68 feet to the point of beginning.

TOGETHER WITH: 1980 Kenwood Mobile Home, #X169542, which is firmly affixed to the above mentioned real property.

SUBJECT TO: Trust Deed (including terms and provisions) dated August 30, 1989 and recorded August 30, 1989 in Volume M89, page 16321 and the amendment of Trust Deed dated April 20, 1990 and recorded May 11, 1990 in Volume M90, page 9028, Microfilm Records of Klamath County, Oregon wherein the beneficiary was Frances J. Barker and John M. Barker. Beneficiaries interest was assigned by instrument dated April 20, 1990, recorded May 11, 1990 volume M90, page 9029 to AAA Mortgage Company. Beneficiaries interest was assigned by instrument dated April 20, 1990 and recorded May 11, 1990 in volume M90, page 9030, Microfilm Records of Klamath County, Oregon to Western United Life Assurance Company, a corporation. The above Grantee does not agree to assume and to pay in full this obligation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of June A.D., 19 91 at 1:19 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 11297.

Evelyn Biehn - County Clerk

FEE \$33.00

By Pauline Mulendore