

KNOW ALL MEN BY THESE PRESENTS, That JOYCE MAGNUSON  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DONALD GEHRUM and LYSIANE GEHRUM, husband and wife  
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 \$ 125,000.00  
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 18<sup>th</sup> day of June, 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.  
June 18, 19 91

Joyce Magnuson  
Joyce Magnuson

Personally appeared the above named  
Joyce Magnuson

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

Before me: Nancy M. Munnell  
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)

Joyce Magnuson  
P.O. Box 534  
Ft. Klamath, OR 97626  
GRANTOR'S NAME AND ADDRESS

Donald & Lysiane Gehrum  
6400 SW 33rd  
Miami, FL 33155  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Donald & Lysiane Gehrum  
6400 SW 33rd  
Miami, FL 33155  
NAME, ADDRESS, ZIP

Until a change is requested all tax assignments shall be sent to the following address:  
Donald & Lysiane Gehrum  
6400 SW 33rd  
Miami, FL 33155  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

A portion of the NE1/4 NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 200 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence West 200 feet; thence South 108 feet; thence East 200 feet; thence North 108 feet to the place of beginning, said land being situate in the Town of Fort Klamath, Klamath County, Oregon, LESS portion of the above lying within the State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
of June A.D., 19 91 at 4:05 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 11688

Evelyn Biehn - County Clerk

By Pauline Mulendore

FEE \$33.00