

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA BERGSTROM, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICIA BERGSTROM, NONIE M. PUGH, and ANN C. DINGLER, as tenants in common, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

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 25th day of June, 1991.

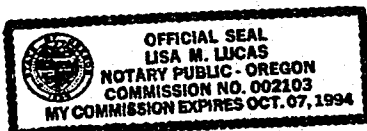
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Patricia Bergstrom
PATRICIA BERGSTROM

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 25th day of June, 1991, by PATRICIA BERGSTROM.

(SEAL)



Lisa M. Lucas
Notary Public for Oregon
My Commission Expires 10/7/94

The following described real property situate in Klamath County, Oregon:

PARCEL 2: That certain portion of Lot 5 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said subdivision a distance of 143 feet; thence West a distance of 825 feet (925 feet by deed), more or less, to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northwesterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Lot 5 of said subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning, SAVING AND EXCEPTING that portion recorded in Volume 105 on page 607, records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes are unpaid as follows: Plus interest
Account No. 3909-3500-2900 Key 587742
1989-90 \$24.69 & 1990-91 \$22.06
Account No. 3909-3500-1300 Key 587500
1989-90 \$143.23 & 1990-91 \$127.32.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1990-91, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
3. Reservations and restrictions in deed executed by Edith Smith, et al, to Tony Galletti, Angela Galletti, dated November 27, 1939, recorded July 14, 1941, in Volume 139 page 390, Deed Records of Klamath County, Oregon, as follows: "...save and excepting drainage canal right of way conveyed to the United States of America, by deed recorded in Volume 105 page 607, Deed Records, of Klamath County, Oregon, and right of way for irrigation and drainage ditches now on said premises."
4. Warranty Clearance Easement, including the terms and provisions thereof, by and between Margaret R. Prime and Jon D. Prime, husband and wife, and the United States of America, dated April 16, 1964, recorded April 20, 1964, in Volume 352 page 390, Deed Records of Klamath County, Oregon.

GRANTOR'S NAME AND ADDRESS:

PATRICIA BERGSTROM
Route 1, Box 579
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

PATRICIA BERGSTROM, NONIE M.
PUGH, and ANN C. DINGLER
Route 1, Box 579
Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Jerry Molatore, P.C.
426 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Patricia Bergstrom
Route 1, Box 579
Bonanza, OR 97623

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the 25th day of June, 1991,
at 3:00 o'clock P.M., and
recorded in book/reel/volume No.
M91 on page 12145 or
as fee/file/instrument/microfilm/
reception No. 31108, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

Name Title

By Pauline Muelndore Deputy

Fee \$38.00