

AFTER RECORDING RETURN TO:
JAMES S. PRATER
MARY LOU PRATER

1007 TAMERA DR
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

TERRIE L. MAGIDSON hereinafter called GRANTOR(S), convey(s) to
JAMES S. PRATER AND MARY LOU PRATER, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN....

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$75,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of June 1991.

Terrie L. Magidson
TERRIE L. MAGIDSON

STATE OF OREGON, County of KLAMATH)ss.

June 28, 1991

Personally appeared the above named TERRIE L. MAGIDSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, Sandra Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-93

A parcel of land situated in the NE 1/4 SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89 degrees 55' East a distance of 1345.2 feet; thence North 0 degrees 16' West a distance of 2187.0 feet to the Northwest corner of "FIRST ADDITION TO MOYINA" Subdivision; thence North 89 degrees 39 1/2' East along the North line of said subdivision a distance of 545.0 feet; thence North 0 degrees 16' West a distance of 220.0 feet; thence on a arc of a 130 foot radius curve to the right (central angle is 66 degrees 38' 48") a distance of 151.22 feet to an iron pin on the true point of beginning of this description; thence North 23 degrees 37' 12" West a distance of 162.99 feet to an iron pin; thence South 89 degrees 52' 17" East a distance of 164.97 feet to an iron pin; thence South 10 degrees 03' 53" West a distance of 142.26 feet to an iron pin; thence on the arc of a 130 foot radius curve to the left (central angle is 33 degrees 41' 05") a distance of 76.43 feet, more or less, to the true point of beginning of this description.

CODE 141 MAP 3809-36CA TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day
of July A.D., 19 91 at 10:44 o'clock AM., and duly recorded in Vol. M91,
of Deeds on Page 12558.
Evelyn Biehn . County Clerk
By Pauline Mueller

FEE \$33.00