

AFTER RECORDING RETURN TO:
RANDELL N. SOUDERS AND
CAROLYN V. SOUDERS

3777 BUTTE ST.
Klamath Falls, Ore. 97601

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

LEWIS L. HAGELSTEIN AND NONA B. HAGELSTEIN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to RANDELL N. SOUDERS
AND CAROLYN V. SOUDERS, 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." *RS CS*

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 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
\$150,000.00.

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 19th day of July, 1991.

Lewis L. Hagelstein
LEWIS L. HAGELSTEIN

Nona B. Hagelstein
NONA B. HAGELSTEIN

STATE OF OREGON, County of KLAMATH)ss.

On this 22nd day of July, 1991, personally appeared LEWIS L.
HAGELSTEIN AND NONA B. HAGELSTEIN and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: *Barlene P. Addington*
Notary Public for OREGON
My Commission Expires: 3-22-93

PARCEL 1:

A parcel of land situate in the SW 1/4 and SE 1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way of Old Fort Road which bears North 76 degrees 49' 14" West 1992.46 feet from the Southeast corner of Section 18 and running along said right of way 34.83 feet along a 1939.84 foot radius left, the long chord of which bears North 73 degrees 10' 12" West 34.83 feet; thence North 73 degrees 41' 04" West 198.82 feet; thence 177.82 feet along a 1115.92 foot radius curve right, the long chord of which bears North 69 degrees 07' 10" West 177.63 feet; thence North 64 degrees 33' 16" West 427.60 feet; thence 222.03 feet along a 778.51 foot radius curve right, the long chord of which bears North 56 degrees 23' 03" West 221.28 feet; thence 173.64 feet along a 1151.14 foot curve left, the long chord of which bears North 52 degrees 32' 07" West 173.48 feet; thence 163.42 feet along a 836.07 foot radius curve right, the long chord of which bears North 51 degrees 15' 26" West 163.16 feet; thence 449.54 feet along a 2146.38 foot radius curve left, the long chord of which bears North 51 degrees 39' 28" West 448.72 feet; thence North 57 degrees 39' 28" West 165.84 feet; thence leaving said right of way, North 64 degrees 39' 00" East 1280.93 feet; thence North 88 degrees 21' 50" East 172.00 feet; thence South 02 degrees 00' 10" East 698.56 feet; thence South 42 degrees 08' 00" East 875.13 feet; thence South 45 degrees 55' 15" West 311.11 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land being more particularly described as follows:

Beginning at the most Westerly corner of parcel described above and running North 64 degrees 39' 00" East 1280.93 feet; thence North 88 degrees 21' 50" East 172.00 feet; thence South 2 degrees 00' 10" East 65.00 feet; thence South 64 degrees 55' 12" West 1335.17 feet to a point on the Northerly right of way line of Old Fort Road; thence North 57 degrees 39' 28" West 145.00 feet to the point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 2:

A parcel of land situate in the SE 1/4, Section 18 and the NE 1/4 Section 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 76 degrees 49' 14" West 1992.46 feet from the Southeast corner of Section 18 and running North 45 degrees 55' 15" East 311.11 feet; thence North 42 degrees 08' 00" West 875.13 feet; thence North 02 degrees 00' 10" West 698.56 feet; thence North 88 degrees 21' 50" East 212.44 feet; thence South 18 degrees 16' 52" East 271.84 feet; thence South 23 degrees 06' 11" East 351.14 feet; thence South 18 degrees 23' 40" East 281.10 feet; thence South 22 degrees 39' 47" East 159.44 feet; thence South 31 degrees 45' 57" East 281.65 feet; thence South 50 degrees 10' 52" East 493.49 feet; thence South 59 degrees 15' 05" East 305.37 feet; thence South 52 degrees 03' 35" East 351.75 feet; thence South 66 degrees 30' 55" East 218.22 feet; thence South 41 degrees 26' 00" East 18.79 feet; thence South 40 degrees 43' 46" West 60.83 feet to the Northerly right of way of Old Fort Road; thence along said right of way South 89 degrees 09' 51" West 49.37 feet; thence 247.18 feet along a 432.08 foot radius curve right, the long chord of which bears North 74 degrees 26' 50" West 243.83 feet; thence 218.22 feet along a 746.20 foot radius curve left, the long chord of which bears North 66 degrees 26' 11" West 217.45 feet; thence 316.71 feet along a 2072.52 foot radius curve right, the long chord of which bears North 70 degrees 26' 11" West 316.40 feet; thence North 66 degrees 03' 31" West 101.41 feet; thence 162.38 feet along a 1939.86 foot radius curve left, the long chord of which bears North 68 degrees 27' 24" West 162.33 feet; thence North 70 degrees 51' 17" West 375.02 feet; thence 60.97 feet along a 1939.84 foot radius curve left, the long chord of which bears North 71 degrees 45' 19" West 60.97 feet to the point of beginning.

CODE 53 & 183 MAP 3709-1800 TL 1300 KEY #600479
 CODE 183 & 53 MAP 3709-1800 TL 1300 KEY #378576
 CODE 183 MAP 3709-1800 TL 1400 KEY #378530
 CODE 183 MAP 3709-1800 TL 1500 KEY #378594
 CODE 53 MAP 3709-1900 TL 100 KEY #377014

RESERVING to the Grantors an easement for ingress and egress and for utility purposes on and along an existing roadway lying along and Southwest of the Northeasterly boundary of Parcel 2 herein (Parcel 3 of Minor Partition 24-90, Klamath County, Oregon), from Old Fort Road to the most Northerly point of Parcel 2 herein (Parcel 3 of Minor Partition 24-90, Klamath County, Oregon), for the use and benefit of Parcel 1 of Minor Partition 24-90, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
 of July A.D. 19 91 at 11:00 o'clock AM. and duly recorded in Vol. M91
 of Deeds on Page 14299

Evelyn Biehn- County Clerk
 By Douglas M. Anderson

FEE \$43.00