

G. C. MUSSELMAN, JR., also known as GERALD C. MUSSELMAN, Grantor, conveys and warrants to SHASTA CASCADE FACTOR, INC., an Oregon corporation, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

An undivided 1/2 interest in and to:

A parcel of land situated in the NW1/4 of Section 20, Township 38 South, Range 9 E.W.M., being a portion of vacated Blocks 8 and 9, Eldorado Heights Addition to the City of Klamath Falls, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence S. 89°16' E. along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 40°41'15" curve to the right and having a radius of 756.26 feet; thence along the arc of said curve Southeasterly and along the Northerly line of Eldorado Blvd., a distance of 537.0 feet to an iron pipe marking the most Southerly corner of Lot 19, Block 8, Eldorado Heights, now vacated; thence leaving the Northerly line of Eldorado Blvd. N. 41°26'44" E. a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110 feet distant radially from the Northerly right of way line of Eldorado Blvd. thence Northwesterly along last mentioned curve an arc distance of 451.05 feet, more or less, to an iron pin on the Westerly line of said Block 8, now vacated; thence N. 73°53'30" W. a distance of 60.85 feet to an iron pin marking the Northeast corner of Lot 14, Block 9, now vacated, thence N. 89°47'30" W. a distance of 341.05 feet to an iron pin on the Easterly line of Daggett Street; thence S. 0°50'15" W., along said Easterly line a distance of 110.0 feet to the point of beginning. EXCEPTING THEREFROM parcel conveyed to City of Klamath Falls by Deed Recorded March 27, 1969, in Volume M-69 on page 2228, records of Klamath County, Oregon. ALSO EXCEPTING parcel conveyed to Harry R. Waggoner by Deed recorded June 13, 1977, in Volume M-77 on page 10242, records of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

- (1) 1991-92 taxes are a lien but not yet payable; and
- (2) Reservations, restrictions, easements and rights of record and those apparent upon the land.

The true and actual consideration for this conveyance is Nineteen Thousand and No/100ths (\$19,000.00) DOLLARS.

This instrument will not allow use of the property described in this instrument in violation of applicable land use

14602  
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 use.

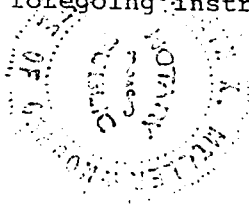
Until a change is requested, all tax statements shall be mailed to Grantee at: 409 Pine Street, Klamath Falls, OR 97601.

DATED this 26 day of July, 1991.

G C Muselman Jr

STATE OF OREGON       )  
                              ) ss. July 26, 1991.  
County of Klamath     )

Personally appeared the above-named G. C. MUSSELMAN, JR., also known as GERALD C. MUSSELMAN, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Michael H. Miller  
Notary Public for Oregon  
My Commission expires: 12-16-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day  
of July A.D., 19 91 at 10:47 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 14601.

FEE \$33.00

Evelyn Biehn - County Clerk

By Douglas Miller

Return: ATC

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601