

KNOW ALL MEN BY THESE PRESENTS, That

Marcella van Ardenne

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George W. McLean and Beverly J. McLean and James W. McLean, all not as tenants in ~~***~~hereinafter called 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 _____ and State of Oregon, described as follows, to-wit:

***common but with the right of survivorship

The Northwesterly 80. feet of Lot 13, WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those of record and those apparen upon the land, if any, 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 \$ 55,500.00. 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 28th day of October, 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

Personally appeared the above named _____ ss.

Personally appeared the above named _____

Marcella van Ardenne

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

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)



OFFICIAL SEAL
TRACIE V. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. C00112
MY COMMISSION EXPIRES JULY 06, 1994

van Ardenne

13025 Spind Ave
Nasimur, CA 90650
GRANTOR NAME AND ADDRESS

McLean

1735 Carlson Dr.
Klamath Falls, OR 97603
GRANTOR NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Oct, 19 91, at 11:38 o'clock A.M., and recorded in book M91 on page 22415 or as file/reel number 36578.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulsinder, Deputy

Fee \$28.00

Description

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

A parcel of land in the E½SE¼ of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin which is located North 89°52' West 30.00 feet from the East quarter corner of Section 26, and is also the intersection of the Homedale West right of way and the East-West center of Section 26, thence South 00°16' West 883.57 feet along the West right of way of Homedale Road to a 5/8 inch iron pin; thence West 421.54 feet to a 5/8 inch iron pin which is also the East right of way of I-C Drain; thence North 00°25'45" West 326.91 feet along the East right of way of I-C drain to a 5/8 inch iron pin; thence North 19°48' West 593.20 feet along the east right of way to a 5/8 inch iron pin, which is also the intersection of the East right of way I-C Drain and the East-West centerline of Section 26; thence South 89°52' East 629.05 feet along the East-West center line of Section 26 to the point of beginning.

SAVE AND EXCEPT that portion of the above described property lying with the boundaries of the USBR I-C Drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 28th day
of _____ Oct. _____ A.D., 19 91 at 11:14 o'clock _____ A.M., and duly recorded in Vol. _____ M91
of _____ Deeds _____ on Page 22412.

FEE \$38.00

Evelyn Biehn County Clerk

By Ruthie Mullender

EXHIBIT A
PAGE 1 OF 1

6. By acceptance of this deed, Grantee covenants and agrees that they shall forever forbear taking any action whatsoever to collect against Grantor on the promissory note and other obligations of the Exchange Agreement given to secure the Mortgage above described, other than by foreclosure of that Mortgage, and that in any proceeding to foreclose the Mortgage, Grantee shall not seek, obtain or permit a deficiency judgment against the Grantor, their heirs or assigns, such remedies being hereby waived.

7. Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property and Mortgage described above.

8. Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence or misrepresentation of Grantee, their agents or attorney or any other person.

9. The true consideration for this conveyance is Grantee's forbearance described in Paragraph 6 above.

10. 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.

DATED this 28th day of October, 1991.

WRAY PARTNERSHIP

By: [Signature]
Michael Barnes Wray
Managing Partner

STATE OF OREGON)

County of Klamath)

ss.

The foregoing instrument was acknowledged before me this 28th day of October, 1991, by Michael Barnes Wray, Managing Partner of Wray Partnership, a partnership.



[Signature]
Notary Public for Oregon
My Commission Expires: 1/31/95