

KNOW ALL MEN BY THESE PRESENTS, That

WARREN H. BYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LORAIN PETERS

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 Klamath and State of Oregon, described as follows, to-wit:

Parcel 1 of Minor Land Partition No. 42-91 situated in Sections 10, 15, 16 and 21 of Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon as filed with the office of the County Clerk in Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded September 11, 1991, in Volume M91, page 18292, Microfilm Records of Klamath County, Oregon, in favor of Lesnick Development Co., Ltd., as Beneficiary which the Grantee herein does NOT agree to assume nor pay and the Grantor herein agrees to hold the Grantee harmless therefrom.

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 all those of record and those apparent upon the land 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 \$ 216,500.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED IN CONNECTION WITH THIS TRANSFER.~~

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 25 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) ss.
October 25, 19 91.

WARREN H. BYERS

Warren H. Byers

Personally appeared the above named _____
WARREN H. BYERS

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

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)

WARREN H. BYERS

P.O. Box 5188

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

LORAIN PETERS

P.O. Box 6203

Snowmass Village, CO 81615

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 29thday of Oct., 19 91,at 10:47 o'clock A.M., and recordedin book M91 on page 22510 or asfile/reel number 36633,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Douglas N. Nuss* Deputy

Fee \$28.00

MTC NO: 25853

EXHIBIT A
LEGAL DESCRIPTION

Section 9: N 1/2 SE 1/4; SE 1/4 SE 1/4; SE 1/4 NE 1/4; SW 1/4 SE 1/4

Section 10: SW 1/4 NW 1/4; N 1/2 SW 1/4; SW 1/4 SW 1/4

Section 15: NW 1/4 NW 1/4; NE 1/4 SE 1/4 TOGETHER WITH a perpetual, non-exclusive easement to use a strip of land being the Westerly 60 feet of the SE 1/4 of Section 16 and the most Westerly 60 feet of the NE 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, for roadway and utility purposes, and, in addition, a perpetual, non exclusive easement to use a strip of land being the Southerly 60 feet of the N 1/2 SE 1/4 of Section 16 and the N 1/2 of SW 1/4 of Section 15, and the NW 1/4 SE 1/4 of Section 15, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, for roadway and utility purposes.

Section 16: NE 1/4 NW 1/4; NE 1/4 NE 1/4; S 1/2 NE 1/4; NW 1/4 NE 1/4

Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Oct. A.D., 19 91 at 10:47 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 22508.

FEE \$33.00

Evelyn Biehn- County Clerk

By *Evelyn Biehn*