

KNOW ALL MEN BY THESE PRESENTS, That

WAYNE D. BROWN

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

KEITH A. BOMHARD

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 apparent upon the land, if any, as 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 \$ 101,700.00

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of January, 19 92; 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.

January 22, 19 92

Personally appeared the above named

WAYNE D. BROWN

WAYNE D. BROWN

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

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

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)

WAYNE D. BROWN

P. O. BOX 354

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

KEITH A. BOMHARD

40211 HWY 62

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording, return to:

KEITH A. BOMHARD

40211 HWY 62

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

KEITH A. BOMHARD

40211 HWY 62

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the SE 1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron rod from which the one-quarter corner common to Sections 30 and 31 bears South 49 degrees 38' 14" West 1258.23 feet; thence North 00 degrees 02' 56" West 492.16 feet to a 1/2 inch iron rod on the Northerly line of the S 1/2 of the SE 1/4 of said Section 30; thence North 89 degrees 14' 01" West 884.98 feet to a 1/2 inch iron rod on the Easterly right of way line of Oregon State Highway 62; thence following said Easterly right of way line, South 11 degrees 38' 01" East 506.21 feet to a 1/2 inch iron rod; thence leaving said right of way line South 89 degrees 24' 05" East 783.28 feet to the point of beginning.

TOGETHER WITH a non-exclusive road easement being 30 feet wide while running adjacent, parallel and Easterly of the Westerly boundary line and 15 feet wide while running adjacent, parallel and Southerly of the North boundary line of the following described real property.

A parcel of land situated in the South 1/2 Southeast 1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the Easterly right of way line of Oregon State Highway 62 from which the 1/4 corner common to Sections 30 and 31 bears South 12 degrees 02' 07" West 841.54 feet; thence South 89 degrees 24' 05" East 934.42 feet leaving said Easterly line to a 1/2 inch iron rod; thence South 00 degrees 02' 56" East 491.70 feet to a 1/2 inch iron rod; thence North 89 degrees 34' 07" West 832.86 feet to a 1/2 inch iron rod on said Easterly line; thence North 11 degrees 38' 01" West, 505.58 feet along said Easterly line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of Jan. A.D., 19 92 at 11:46 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 1554.

Evelyn Biehn County Clerk

FEE \$33.00

By Ruthie Mullendore