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TOBSEN

KNOW ALL MEN BY THESE PRESENTS, That JAMES V. JACOBSEN and BARBARA L. JACOBSEN, husband and wife

Star Star

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _ , 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 ______ KLAMATH_____ and State of Oregon, described as follows, to-wit:

STRUCTURE CONTRACTOR CONT

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPAN "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 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 <u>70,000.00</u> S

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 23rd day of ______ 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. JAMES V. JACOBSEN

STATE OF

UNIPANY

EXHIBIT A LEGAL DESCRIPTION

NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 Section 36, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH A strip of land 30 feet in width and situated in the SW 1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, the centerline of which is more particularly described as follows:

Beginning at a point on the centerline of the Oregon California and Eastern Railroad from which the center of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, bears North 42 degrees 06' 40" East 1464.9 feet distant: thence North 21 degrees 54' West to the Southerly right of way of State Highway #66 and South 21 degrees 54' East to the South line of said Section 25 to a point which is 976.8 feet East of the South one-sixteenth corner of the SW 1/4 of said Section 25.

CTATE O	F OREGON: COUN	TY OF KLAMATH	: SS.		the <u><u><u></u></u></u>	day
	_	Mounta	in Title ove	lock P_M., and dul	y recorded in Vol. <u>M92</u>	,
Filed for	record at request of Feb.	A.D., 19 92 at	<u>3:30</u> 0	on Page	County Clerk	
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FEE	\$33.00					

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