

44785

KNOW ALL MEN BY THESE PRESENTS, That Todd L. Kellstrom and Cynthia C. Kellstrom

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Todd L. Kellstrom and Cynthia Carol Kellstrom, husband and wife, 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:

SEE ATTACHED EXHIBIT "A"

"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 \$ no money value. 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 12th day of May, 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.  
May 12, 19 92.

Personally appeared the above named \_\_\_\_\_

Todd L. Kellstrom

Cynthia C. Kellstrom

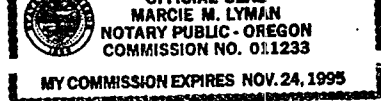
their

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

Before me:

Marcie M. Lyman

Notary Public for Oregon

My commission expires: 11-24-95

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 \_\_\_\_\_ (SEAL)

My commission expires:

Todd L. Kellstrom

GRANTOR'S NAME AND ADDRESS

Todd L. and Cynthia Kellstrom

548 Conger Avenue

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Todd L. and Cynthia Kellstrom

548 Conger Avenue

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Todd L. and Cynthia Kellstrom

548 Conger Avenue

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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"

## DESCRIPTION OF PROPERTY

A portion of Lot 8, Section 32, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at the stone monument in the center of Main Street on the Westerly line of Payne Alley in the Original Town of Linkville (now City of Klamath Falls), Oregon; thence S. 66°42' W., along the center line of Main Street, a distance of 187.0 feet; thence N. 19°48' W. a distance of 465.5 feet; thence N. 42°18' W. a distance of 587.5 feet to a stone monument in the center of Conger Avenue; thence S. 51°58' W. a distance of 19.3 feet; thence N. 47°23' W. a distance of 230.1 feet; thence S. 43°01' W. a distance of 116.0 feet and S. 48°40' W. a distance of 17.3 feet to the True Point of Beginning of this description; thence continuing S. 48°40' W. to the Left, or Easterly Bank of Link River; thence Northwestly along the Easterly Bank of Link River to a point being S. 44°31' W. of the Northwest corner of parcel described as that certain Pump Station Lot conveyed to California-Oregon Power Co. by Deed Volume 37, page 42, Records of Klamath County, Oregon, said point being marked by a  $\frac{1}{4}$  inch iron pipe monument set at the most Westerly corner of Kellstrom property as shown on County Survey #1276 confirming property line agreements; thence along the Westerly line of Kellstrom property, N. 47°06'10" E. a distance of 151.08 feet to a  $\frac{1}{4}$  inch iron pin; thence S. 37°43'30" E. a distance of 27.83 feet to a  $\frac{1}{4}$  inch iron pin; thence N. 32°12'40" E. a distance of 86.65 feet, more or less, to a point which is N. 47°23' W. from the Point of Beginning; thence S. 47°23' E. a distance of 92.8 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
 of May A.D., 19 92 at 3:01 o'clock P. M., and duly recorded in Vol. M92  
 of Deeds on Page 10340

FEE \$35.00

Evelyn Biehn - County Clerk

By Joanne M. M. M.

Refer to: K-43713

EXHIBIT "A"  
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