

KNOW ALL MEN BY THESE PRESENTS, That J. B. Henry, Grace L. Munsell, and Glenn H. Munsell, as Trustee under the Will of Thelma A. Henry, deceased hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Andrew J. Trembley, 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 LEGAL DESCRIPTION

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 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 \$ 67,000.00. ~~However, the actual consideration consists of a number of other things which are not stated in this deed, but which are part of the consideration and which are the same as the symbol of an application should be made to Sec. ORS. 93.030)xxx~~

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 4 day of June, 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.

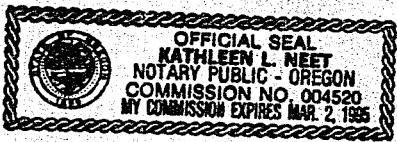
STATE OF OREGON,)
County of Jackson) ss.
June 4, 19 92.

Personally appeared the above named Grace L. Munsell on behalf of J. B. Henry his attorney in fact, Grace L. Munsell, individually, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathleen L. Neet
Notary Public for Oregon
My commission expires: 3-1-95

J. B. Henry by Grace L. Munsell his attorney in fact
J. B. Henry by Grace L. Munsell his attorney in fact.

Grace L. Munsell
Grace L. Munsell, individually
Glenn H. Munsell
Glenn H. Munsell, trustee under the will of Thelma A. Henry, deceased
Glenn H. Munsell, as trustee under the will of Thelma A. Henry, deceased



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)

J. B. Henry
C/O Grace L. Munsell
P. O. Box 820
Ashland, Or 97520
Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602
Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602
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

MTC NO.: 27556-LB

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 in Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a portion of Lot 6 in Block 2, CANAL ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of said Lot 6 a distance of 8 inches; thence Southerly along a line parallel with the Easterly line of said Lot 6, a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly along said Southerly line of Lot 6 a distance of 8 inches to the place of beginning.

ALSO a further portion of Lot 6, Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street a distance of 8 inches; thence Southerly along a line parallel with the Easterly line of said Lot 6 a distance of 42 feet 6 inches, more or less, thence Easterly along a line parallel with said Southerly line of Main Street, a distance of 8 inches to the point of beginning.

SUBJECT TO:

Purchaser acknowledges that he has had the opportunity to obtain any inspections of the property at his expense and has elected to purchase the property AS IS, without any representations or warranties by Seller or Seller's agent as to the condition of the improvements, the structural integrity of the buildings, plumbing, heating, electrical, or as to its fitness or suitability for any particular use by the Purchaser.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of June A.D., 19 92 at 3:35 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 12656.

Evelyn Biehn - County Clerk

FEE \$35.00

By Quentin M. Willard