

46192

KNOW ALL MEN BY THESE PRESENTS, That

EVERETT E. HOWARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH A. BREITENSTEIN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 attached)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those apparent upon the land

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 \$115,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols Φ , 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 18th day of January, 1989; 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.

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.

Everett E. Howard

STATE OF OREGON,

County of Klamath

January 18, 1989

Personally appeared the above named
Everett E. Howard

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-92

STATE OF OREGON, County of Klamath ss.Personally appeared Everett E. Howard

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Everett E. Howard

Klamath Falls, Or 97601

GRANTOR'S NAME AND ADDRESS

Ralph A. Breitenstein

2622 Campus Drive

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph A. Breitenstein

2622 Campus Drive

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Ralph A. Breitenstein

2622 Campus Drive

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the day of January, 1989, at 11:00 o'clock AM, and recorded in book/reel/volume No. 12981 on page 1 or as fee/file/instrument/microfilm/reception No. 12981, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

JUN 15 2011 13

12982

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the Easterly boundary of the O.T.I. Access Road (aka Campus Drive) from which the monument marking the Northwestern corner of that certain parcel of land described in Volume M69 page 5894, Deed records of Klamath County, Oregon, bears North 2°38'30" East a distance of 84.40 feet; thence North 78°37'20" East a distance of 24.45 feet to a point on the center line of a building party wall, as extended; thence North 78°37'20" East, along the center of said party wall, a distance of 42.0 feet to a point; thence continuing North 78°37'20" East a distance of 5.0 feet to a point; thence South 11°22'40" East a distance of 50.75 feet to a point, thence North 87°49'20" West a distance of 81.60 feet to a point on the Easterly boundary of said O.T.I. Access Road (Campus Drive); thence North 2°38'30" East along said Easterly boundary a distance of 32.60 feet to the point of beginning.

Also an undivided $\frac{1}{2}$ interest in parking area described as follows: A piece or parcel of land situated in Klamath County, Oregon, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, T 38 S., R. 9 E.W.M., being more particularly described as follows:

Beginning at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M69, on page 5894 in the Deed Records of Klamath County, Oregon, from which the center quarter corner of Section 20, T. 38 S. R. 9 E.W.M., bears S 0°51' W 839 feet, more or less, distant; thence N 87°49' W 59.2 feet to a point; thence S 2°38'30" W 117 feet to a point; thence N 87°49' W 138 feet to a point on the easterly boundary of the O.T.I. Access Road; thence S 2°38'30" W along the easterly boundary of the O.T.I. Access Road 53 feet to a 5/8 inch aluminum capped iron pin; thence S 87°49'20" E 202.6 feet to a 5/8 inch aluminum capped iron pin; thence N 0°51' E 170.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 15th day of June A.D., 19 92 at 11:13 o'clock A. M., and duly recorded in Vol. M92 of Deeds on Page 12981

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullendare

EXHIBIT " A "

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