

52298

WITZ 28475-KR

KNOW ALL MEN BY THESE PRESENTS, That

LEE E. CARLSON

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:

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 \$ 110,000.00

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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of October, 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.October 13, 19 92

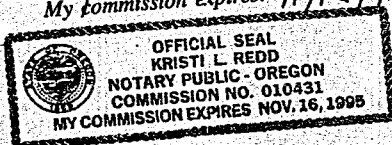
Personally appeared the above named

LEE E. CARLSON

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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: _____

LEE E. CARLSON

PO BOX 251

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

PAUL E. GENTHER

36170 MODOC POINT RD

CHILOQUIN OR 97624

GRANTEE'S NAME AND ADDRESS

Any recording rights to:

PAUL E. GENTHER

36170 MODOC POINT RD

CHILOQUIN OR 97624

NAME, ADDRESS, ZIP

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

PAUL E. GENTHER

36170 MODOC POINT RD

CHILOQUIN OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S 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

MTC No.: 28475-KR

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Government Lot 10 in Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West boundary line of the Old Dalles-California Highway (State Highway No. 427), said point being South 0 degrees 57' East 900 feet and West 629.46 feet, more or less, to the West line of said highway and South 0 degrees 57' East 125 feet from the Northeast corner of Government Lot 9 in said Section 7, said point being the true point of beginning of said tract; thence South 0 degrees 57' East along said highway right of way to the NE corner of that tract described in deed recorded September 5, 1975 in Volume M75, page 10442, Microfilm Records of Klamath County, Oregon; thence West along the North line of said parcel to the Easterly shore of Agency Lake; thence Northerly along said shoreline to a point due West of said true point of beginning; thence East to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 14th day
of Oct. A.D., 19 92 at 11:33 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 24027.

Evelyn Biehn, County Clerk

FEE \$35.00

By Randall Mullender