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MOUNTAIN TITLE COMPANY Vol. mg3 Page 17044

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MTC 30210-HF KNOW ALL MEN BY THESE PRESENTS, That

JERRY HAUGEN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _

DAVID JAMES HOWE

, 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 \$ 50,000.00

NEW XXXXX WAX BOXXXX

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 consortations and to individuals. In Witness Whereof, the grantor has executed this instrument this day of <u>upper</u>, 1 , 19 97 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 in Personally appeared the above named _ JERRY HAUGEN and acknowledged the foregoing instrument to be KU. ___ voluntary act and deed. Before me STATE OF OREGON, County of l 1.66 The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 My commission expires: , by president, and by ___ secretary of ___ OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC - OREGON COMMISSION NO. 014766 MY COMMISSION EXPIRES APR.20, 1996 _ corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) JERRY HAUGEN STATE OF OREGON. Box 5,06 SS. IMA County of _ I certify that the within instrument was DAVID JAMES HOWE 464 FULTON STREET received for record on the _ KLAMATH FALLS, OR day of _ , 19 97601 at . _ o'clox __M., and recorded GRANTLE'S NAME AND ADDRESS SPACE RESERVED in book ____ wi page _ ___ or as DAVID JAMES HOWE file/reel number . ime Record of Deeds of said county. RECORDER'S USE 464 FULTON STREET KLAMATH FALLS, OR Witness my hand and real of County 97601 affixed. NAME, ADDRESS, 70 e is requested all tax stateme DAVID JAMES HOWE 464 FULTON STREET Recording Office 97601 KLAMATH FALLS, OR By . Deputy

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17045

MTC Number: 30270-HF

LEGAL DESCRIPTION

PARCEL 1

All of Lot 27, EXCEPTING THEREFROM the Easterly 18.45 feet thereof, WEST PARK ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

All of Lot 28, WEST PARK ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed by Deed Volume M77, page 17387, Microfilm Records of Klamath County, Oregon, as follows:

Beginning at a 1/2" iron pin on the Southeasterly boundary of Lot 29, said WEST PARK ADDITION, said point being 34 feet Northeasterly from the most Southerly corner of said Lot 29; thence Northeasterly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a 1/2" iron pin; thence North 15 degrees 59' 26" West 143.40 feet to a 1/2" iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 to a 1/2" iron pin 34 feet from the Northwest corner of said Lot 29; thence South 23 degrees 31' 00" East 145.07 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of	Moun	tain Titl	<u>1e Co</u> the <u>15th</u> day
of A.D.,	19 <u>93</u> at	10:05	o'clock AM., and duly recorded in Vol M93,
of		Deeds	on Page17044
			Evelyn Biehn County Clerk
FEE \$35.00			By Doucline Mullinder