

KNOW ALL MEN BY THESE PRESENTS, that ,

JOE D. BENEROOK

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

JOHN E. McDONALD JR. and KARLA K. McDONALD

husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath , State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

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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 \$ 36,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30<sup>th</sup> day of July, 1993.

"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."

Joe D. Benbrook  
JOE D. BENEROOK

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 1993,  
by

JOE D. BENEROOK

SPACE FOR RECORDER'S USE

R. V. Tank  
Notary Public for Oregon  
My commission expires 2-8-94

Mail Tax Statements to:

Grantees  
P.O. BOX 39  
PHOENIX OR 97535

EXHIBIT "A"  
LEGAL DESCRIPTION

19324

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.4 feet and South 89 degrees 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0 degrees 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0 degrees 36' East a distance of 97 feet to an iron pin; thence South 89 degrees 24' West a distance of 50 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89 degrees 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0 degrees 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89 degrees 24' West along the North line of said street to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1993-1994, a lien not yet due and payable.

Account No: 3606 010CA 04100

Key No: 314519

Code No: 078

2. Easement and release of Damages of records, subject to the terms and provisions thereof, to the United States of America, for raising and/or lowering waters of Upper Klamath Lake between the elevations of 4143.3 and 4137 feet above sea level, by instrument recorded May 23, 1922 in Volume 58 at page 541, Deed Records of Klamath County, Oregon.

3. Grant of Right of Way, subject to the terms and provisions thereof, executed by Frontier Guest Ranch, an Oregon corporation to the California-Oregon Power Co., a California corporation, dated November 14, 1955, recorded November 21, 1955 on page 249 of Volume 279 of Deeds, records of Klamath County, Oregon.  
(Blanket Easement)

4. Easement for waterline and well, subject to the terms and provisions thereof, from Frontier Guest Ranch, to W.W. Keefer and Myrtle A. Keefer as evidenced by copy attached to Bargain and Sale Deed from Fredrick W. Woerpel to Wilbure Wayne Keefer and Chester Vester Keefer;

Dated: November 11, 1977

Recorded: November 21, 1977

Volume: M77 at page 22604, Microfilm Records of Klamath County, Oregon

5. An easement created by instrument, subject to the terms and provisions thereof,

Dated: December 9, 1964

Recorded: September 4, 1985

Volume: M85 at page 14060, Microfilm Records of Klamath County, Oregon

In Favor Of: W.W. Keefer and Myrtle A. Keefer, husband and wife

For: Maintenance of a water line from well

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 5th day  
of Aug. A.D., 19 93 at 9:25 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 19323

FEE \$35.00

Evelyn Biehn County Clerk

By Sandra M. M. M. M.