

03-17-94A09:07 RCVD

After recording return to: Joe Keller, 6412 Harlan Drive, Klamath Falls, OR 97603

Send Tax Statements to: No change.

DEED AND ASSIGNMENT

STEPHEN J. KELLER, Grantor, conveys to JOE L. KELLER, Grantee, the real property located in Klamath County, Oregon, described on Exhibit A, attached hereto and incorporated herein by this reference.

Grantor assigns unto Grantee all of Grantor's right, title and interest as a co-seller in that certain Contract-Real Estate dated October 24, 1989, wherein Stephen J. Keller, Joe L. Keller and Rosie A. Keller are named as Sellers and Art Davina is named as Buyer, a Memorandum of which said contract was recorded on October 30, 1989, in Vol. M89 at page 20784 of the records of the Clerk of Klamath County, Oregon.

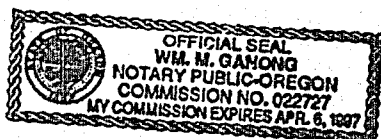
This Deed is made in exchange for a Deed executed by Grantee and conveying real property owned by Grantee to Grantor. No consideration stated in dollars has been paid for this conveyance.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


STEPHEN J. KELLER

STATE OF OREGON)
) ss
County of Klamath)

The foregoing instrument was acknowledged before me by Stephen J. Keller this 9th day of March, 1994.



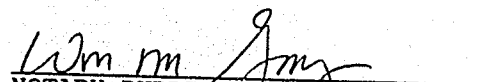

NOTARY PUBLIC FOR OREGON
My commission expires: 4-6-97

EXHIBIT "A"
LEGAL DESCRIPTIONS

8069

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 910.6 feet and North 89 degrees 27' West 30.00 feet distant; thence South along the said East right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence Northeasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 2:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 745.6 feet and North 89 degrees 26' West 30.00 feet distant; said point also being the the Southwest corner of that tract of land described in Deed Volume M76, page 6844, as recorded in the Klamath County Deed Records; thence South along said East right of way line of said Highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence West 335.0 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 3:

All that portion of the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon lying Southerly and Easterly of those certain parcels of land described in instrument recorded December 30, 1976 in Volume M76, page 20951, Microfilm Records of Klamath County, Oregon and Northerly of that certain parcel of land described in instrument recorded August 29, 1988 in Volume M88, page 13921, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 007CC 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. Ganong the 17th day
of March A.D. 19 94 at 9:07 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 8068

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Miller