

KNOW ALL MEN BY THESE PRESENTS, THAT RONALD SNOOK AND DEBRA SNOOK, herein called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto EDWARD L. SNOOK and KATHERINE K. SNOOK, herein called grantees, and unto grantees' heirs, successors, and assigns all of that certain real property with the land, tenements and appurtenances thereto belonging or in anywise pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

THE INTENT OF THIS DEED IS TO CLEAR TITLE TO THE PROPERTY AND VEST TITLE AS FOLLOWS: EDWARD L. SNOOK and KATHERINE K. SNOOK as tenants by the entirety as to an undivided 1/2 interest, VERNE E. HODENCAMP and JANICH M. HODENCAMP as tenants by the entirety as to an undivided 1/2 interest.

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is \$13,500.00.

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 grantors have executed this instrument this 1st day of February, 1994. 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Ronald Snook
RONALD SNOOK

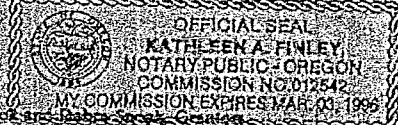
Debra Snook
DEBRA SNOOK

STATE OF OREGON)

County of Lane)

Personally appeared the above named RONALD SNOOK AND DEBRA SNOOK and acknowledge the foregoing instrument to be their voluntary act and deed.

(S.E.A.D.)



Ronald Snook and Debra Snook, Grantors

Before me, *Katherine A. Finley*
Notary Public for Oregon
My Commission Expires 3-3-96

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument received for record on the ___ day of ___, 19___ at ___ o'clock ___, M., and recorded in book/vol/volume No. ___ on page ___ or as fee/file/instrument/microfilm/reception No. ___ Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy

Edward L. Snook and Katherine K. Snook, Grantees

After recording return to:
Edward L. Snook and Katherine K. Snook
9935 Simpson Canyon Road
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address:
9935 Simpson Canyon Road
Klamath Falls, OR 97601

8559

LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 23, Township 17 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Commencing at the Southeast corner of said Section 23; thence North 88° 07' 44" West along the South line of said Section 23; 203.28 feet; thence leaving said South section line North 585.59 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing North 231.16 feet to a 5/8 inch iron pin in the centerline of a private road described in Deed Volume M71 at page 16734 of Klamath County Deed Records; thence along said road centerline the following courses and distances: North 65° 21' 11" West 424.18 feet to a 1/2 inch iron pin; North 23° 25' 24" West, 140.68 feet to a 1/2 inch iron pin; North 39° 04' 43" West, 225.72 feet to a 1/2 inch iron pin; North 46° 41' 57" West 20.33 feet to a 5/8 inch iron pin; thence leaving said roadway centerline North 88° 28' 12" West along a line that is parallel to but 30.00 feet southerly of the North line of the S 1/2 of said SE 1/4, 1066.41 feet to a 5/8 inch iron pin; thence South 01° 38' 16" East along a line that is parallel to but 74.25 feet Easterly of the Westerly line of said S 1/2 of the SE 1/4, 676.01 feet to a 5/8 inch iron pin; thence South 88° 07' 44" East 1752.35 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and upon the private road described in Deed Volume M71, page 16734, Klamath County Deed Records.

SUBJECT TO a roadway easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of said Simpson Canyon Road centerline with the North line of the above described property from which the Northwest corner of the above described property bears North 88° 28' 12" West 330.80 feet; thence South 28° 07' 32" East along said centerline, 388.63 feet; thence South 36° 50' 53" East continuing along said centerline, 404.62 feet; thence South 68° 28' 31" East continuing along said centerline to its intersection with the South line of the above described property.

ALSO SUBJECT TO a roadway easement 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of the centerline of said road with the North line of the above described property from which the Northeast corner of said above described property bears South 88° 28' 12" East 220.82 feet; thence South 01° 36' 12" East, 159.39 feet; thence South 12° 19' 57" East 537.64 feet to the intersection of said centerline with the South line of the above described property.

ALSO SUBJECT TO Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Subject to an easement for ingress and egress as contained in Deed from Lewis L. Hagelstein, et ux to Clifford J. Emlich, recorded December 31, 1973 in Volume M71, page 16734, Microfilm Records of Klamath County, Oregon.

Right of way easement, including the terms and provisions thereof, dated September 19, 1975, recorded December 1, 1975 in Volume M75, page 13094, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation for an electric transmission and distribution line (affects N 1/2 N 1/2 SE 1/4 SW 1/4 of Section 23).

EXHIBIT "A"

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of Edward L. Snook, the 4th day of April, 1994, at 1:09 o'clock P.M., and duly recorded in Vol. 1492, or Page 9841.

Evelyn Blinn, County Clerk

By Pauline J. Miller

FEE \$35.00