

KNOW ALL MEN BY THESE PRESENTS, That Barbara Danosky, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard and Kathleen Takacs, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 attached Exhibit "A".

RESERVING unto Grantor a life estate in the farmstead i.e. the residence, continuous yard, and related buildings. The life estate will terminate if, for any reason, the Grantor does not reside in the residence for any period longer than twelve (12) continuous months. The Grantee shall have full rights to utilize the remainder of the subject property. The Grantor shall have no obligation to pay any tax or assessment by any Governmental entity on the reserved life estate.

"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, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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.

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 undersigned grantors, have executed this instrument this 15 th day of June, 1994.

Barbara Danosky  
Barbara Danosky

STATE OF OREGON, County of Klamath)ss.

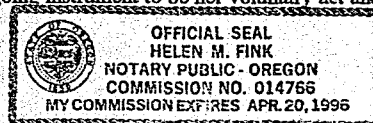
Personally appeared the above named Barbara Danosky and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:

Notary Public for Oregon

My Commissioner Expires: 4/20/96



Barbara Danosky  
P.O. BOX 249  
Merrill, OR 97633  
Grantor

Richard and Kathleen Takacs  
P.O. Box 601  
Tulelake, CA 96134

Grantee

After recording return to:

Richard and Kathleen Takacs  
P.O. BOX 601  
Tulelake, CA 96134

Until a change is

requested, all tax statements

shall be sent to the following address: Same as Grantee  
Richard and Kathleen Takacs

P.O. BOX 601  
Tulelake, CA 96134

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/reel/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

18709

# EXHIBIT "A" LEGAL DESCRIPTION

The S1/2 N1/2 NW1/4 and S1/2 NW1/4 and SW1/4 of Government Lot 14; and Government Lot 20, all in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM beginning at a point 50 feet North of the SE corner of Lot 20 on the Oregon-California State Line marked by a half inch by one inch iron rod driven into the ground; thence 330 feet Northerly along the East boundary of said Lot 20 and the North-South mid-dividing line of Lot 14 to a 3/4 inch iron pipe driven into the ground; thence Westerly 132 feet to a 3/4 inch iron pipe driven into the ground; thence 330 feet Southerly to a 3/4 inch iron pipe driven into the ground on the North boundary of a 20 foot wide irrigation ditch right of way; thence 132 feet Easterly to the point of beginning, all lying within U.S. Reclamation Bureau Farm Unit "Q" and Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of June A.D. 19 94 at 9:49 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 18708,  
FEE \$35.00

Evelyn Biehn, County Clerk  
By Pauline Mullendore