

KNOW ALL MEN BY THESE PRESENTS, That

ALBERT S. SHIPLEY
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN S. FERREA and MIRYAN L. FERREA, husband and wife
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 CLATSOP 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 130,000.00

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 grantor has executed this instrument this 29th day of July, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Clatsop,
July 29, 1994 J.E.

Personally appeared the above named
ALBERT E. SHELLEY

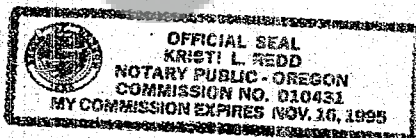
_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me: Christie L. Fed
Notary Public for Oregon
My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____, 19_____, by _____,
_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

~~ALBERT E. SMELLEY~~

2915 Watson
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
JOHNNY S. FERREA and MIRYAM L. FERREA

33215 Modoc Pt. Rd.
Chiloquin, OR 97624

JOHNNY S. FERREA and MIRYAM L. FERREA

32215 Modoc St. Rd.
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:

JOHNNY S. FERREA and MIRYAM L. FERREA

3-20-15 Modoc Pt. Rd.
Chiloquin, OR 97624

STATE OF OREGON,

SS.

County of _____ SS.
 I certify that the within instrument was
 received for record on the _____
 day of _____, 19____,
 at _____ o'clock _____ A.M., and recorded
 in book _____ on page _____ or as
 filed/serial number _____.
 Record of Deeds of said County.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

23463

LEGAL DESCRIPTION

33514-KR

A portion of Government Lot 31 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly boundary of the Old Dalles-California Highway with the South line of said Section 19, and running thence Northwesterly along the Easterly boundary of said highway 290.0 feet, more or less, to its intersection with the most Southerly corner of a certain tract of land described in Deed Volume 330 at page 419; thence Northeasterly along the Southerly line of said tract 330.0 feet, more or less, to the most Easterly corner of that certain tract heretofore conveyed to the Williamson River Church; thence Easterly down the center line of a certain dirt roadway approximately 20 feet in width, now in existence upon said lands, to the most Easterly terminus of said roadway and running thence on a prolongation Easterly of the last course of said 20 foot roadway to its intersection with the Williamson River at its ordinary low water mark; thence Southerly along the ordinary low water mark on the Westerly edge of the Williamson River 665.0 feet, more or less, to its intersection with the South line of said Section 19; thence West along the South line of said Section 385.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co SS.
 of Aug A.D., 19 94 at 11:28 o'clock A M., and duly recorded in Vol. M94 the 1st day
 of Dec on Page 23462
 FEE \$35.00
 Evelyn Biehn
 By Russell M. Nishenko County Clerk