

KNOW ALL MEN BY THESE PRESENTS, That ERIC A. MOSER and JANET S. MOSER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. STARKEY and KATHY STARKEY, hereinafter called the grantee and grantee's heirs, successors and assigns, 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, hereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SHE EXHIBIT "A" ATTACHED

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 encumbrances.

The true and actual consideration paid for this transfer stated in terms of dollars, is \$ 72,000.00. However, the actual consideration consists of the property or value of the premises which is the whole/part of the consideration in this deed which is hereby acknowledged and shall be deleted. See ORS 30.930

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 27 day of August, 19 94; 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.

STATE OF OREGON,
County of Grant
August 24, 19 94

ERIC A. MOSER

JANET S. MOSER

Personally appeared the above named

ERIC A. MOSER

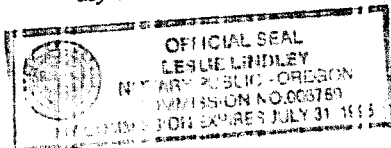
JANET S. MOSER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-3-95



STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 27, 19 94, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

ERIC AND JANE MOSER

Mr. Vernon, OR 98705

RICHARD L. STARKEY & KATHY STARKEY

5418 Lockford Dr. Klamath Falls, OR 97603

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5418 Lockford Dr. Klamath Falls, OR 97603

STATE OF OREGON.

County of I certify that the within instrument was received for record on the 27 day of August, 19 94, at 10 o'clock P.M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

Deputy

EXHIBIT "A" LEGAL DESCRIPTION

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in the N1/2S1/2NE1/4SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2SE1/4 (E 1/16 corner) of said Section 11, thence North 00 degrees 26' 00" West (North 00 degrees 16' West by Deed Volume M74-9088 as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89 degrees 40' 10" East (South 89 degrees 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89 degrees 40' 10" East 85.00 feet; thence South 00 degrees 19' 50" West 129.99 feet to the south line of said N1/2S1/2NE1/4SE1/4; thence North 89 degrees 40' 10" West along said line, 83.27 feet; thence North 00 degrees 26' 00" West (North 00 degrees 16' West by said Deed Volume M74-9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60 foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89 degrees 40' 10" East 85.00 feet; thence North 00 degrees 19' 50" East 60.00 feet; thence North 89 degrees 40' 10" West 205.80 feet to the Easterly right of way line of Homedale Road; thence South 00 degrees 19' 00" East, along said right of way line, 60.00 feet; thence South 89 degrees 40' 10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day of Aug A.D., 19 94 at 11:21 o'clock AM, and duly recorded in Vol. M94 of Deeds on Page 26938.

FEE \$35.00

Evelyn Biehn -County Clerk

By [Signature]