

KNOW ALL MEN BY THESE PRESENTS, That MONTE L. PASSMORE and TERRI L. PASSMORE, as tenants by the entirety, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by STEVE CARSON and JANNE CARSON, husband and wife, do hereby 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 thereto belonging or appertaining, situated in the County of TAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART 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 grained 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 \$ 45,000.00.
~~HOWEVER, THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRAINED 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 \$ 45,000.00.~~
~~HOWEVER, THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRAINED 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.~~
In construing this deed, the following practices as defined in ORS 30.920, shall apply:

In construing this deed and when the context 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 22 day of August, 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.

STATE OF OREGON,
County of Clatsop
Aug 22

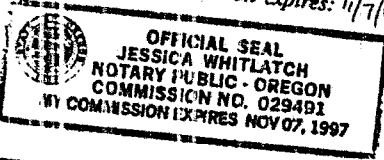
Notary Public
Notary

STATE OF OREGON.
County of Clatsop
Aug 22, 1997

Personally appeared the
MONTE L. PASSMORE above named
TERRI A. PASSMORE

to B: Chels and acknowledged the foregoing inst. ment
 B's: me: (1) voluntary act and deed.

Before me: Jeffrey Whitfield
Notary Public for Oregon
My commission expires: 11/7/97



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

Notary Public for Oregon _____ corporation, on behalf of the corporation.
My commission expires: _____

(SEAL)

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/rec'd number _____
_____ of Deeds of said county.
Witness my hand and seal of County
fixed.

By _____

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

26952

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of SE1/4 of Section 8, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin south 0 degrees 30" East 1,341.15 feet and South 89 degrees 59' 30" West 990.00 feet from a 1/2 inch iron pipe found in a mound of rocks for East quarter corner of Section 8, then South 0 degrees 30' East 670.85 feet to a 1/2 inch iron pin; thence South 89 degrees 58' 30" West 311.00 feet to an iron pin, at the East line of County Road; thence North 0 degrees 30' West 670.95 feet along said road to a 1/2 inch iron pin; thence North 89 degrees 59' 30" East 310.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co
of Aug A.D., 1944 at 11:21 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 26951

LEE 435.00

Evelyn Bichm

-County Clerk

By

Pauline M. Mendenhall