

94027

01-25-95A11:28 RCVD

ATC # 04042473 Vol 95 Page 1783

KNOW ALL MEN BY THESE PRESENTS, That PEGGY M. STIVERS hereinafter called grantor.

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER, Co-Trustees of the Robert W. Friedberger & Mary Jane Friedberger hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

* * * Revocable Family Trust Dated September 29, 1994 and the Bill M. and Ethel E. Barnett Family Trust, Bill M. Barnett, Trustee, each as to an undivided one-half interest

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as shown on Lot Line Adjustment 26-94, more particularly described as follows:

Beginning at a point, shown on record of Survey No. 932 as the most Easterly corner of Lot 7, from which the C-N $\frac{1}{16}$ corner of said Section 3, as computed from said record of Survey No. 932, bears North 45 degrees 19' West 101.19 feet and North 40 degrees 19' 52" West 492.53 feet; thence South 53 degrees 28' West 86.62 feet to the most Southerly corner of said Lot 7; thence South 60 degrees 36' 05" East 24.07 feet; thence North 37 degrees 30' 09" East 79.88 feet to the point of beginning.

Grantor does also hereby release and quit claim unto Grantees all of Grantor's rights under that Right of Refusal dated August 1, 1980 and recorded in Volume M 80 at page 15859 of the deed records of the Clerk of Klamath County, Oregon as said Right of Refusal affects the above-described real property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

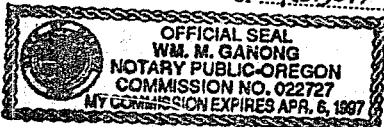
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of January, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

Robert Sloan III by Peggy M. Stivers, POA
Jacqueline Jon Sloan, aka Smith
Peggy M. Stivers

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on January 13, 1995, by the above-named grantors Peggy M. Stivers and Jacqueline Jon Sloan
This instrument was acknowledged before me on January 13, 1995, by Peggy M. Stivers
as Attorney in Fact
of Robert Sloan III



Wm M Ganong
Notary Public for Oregon
My commission expires 4-6-97

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Bill M. Barnett
26837 Rocky Pt. Rd.
Klamath Falls, Or 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of Jan, 1995, at 11:28 o'clock A.M. and recorded in book/reel/volume No. M95 on page 1783 and/or as fee/file/instrument/microfilm/reception No. 94 027 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Daniel M. Muller, Deputy

Fee \$30.00