

KNOW ALL MEN BY THESE PRESENTS, That

SHIRLEY LEE PEDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LANNY WOLLASTON

, hereinafter called 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 KLAMATH 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200.00

~~However, the actual consideration consists of the following: [REDACTED]~~

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 13th day of February, 19 95; 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 Klamath, ss.

Personally appeared the above named

SHIRLEY LEE PEDERSON

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

Before me:

Notary Public for Oregon

My commission expires: 12/20/98

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)

SHIRLEY LEE PEDERSON

P.O. Box 301Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

LANNY WOLLASTON

P.O. BOX 491628

REDDING, CA 96049

GRANTEE'S NAME AND ADDRESS

After recording return to:

LANNY WOLLASTON

P.O. BOX 491628

REDDING, CA 96049

NAME, ADDRESS, ZIP

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

LANNY WOLLASTON

P.O. BOX 491628

REDDING, CA 96049

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

3139

The Southerly 30 feet of the following described property:

A portion of the E1/2 of the NE1/4 of the NE1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Northeast corner of the NE1/4 NE1/4 of said Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said NE1/4 NE1/4 a distance of 264 feet; thence West a distance of 330 feet; thence North parallel to the East line of said NE1/4 NE1/4 a distance of 264 feet to the North line of said Section 22; thence East a distance of 330 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM a portion of the E1/2 of the NE1/4 of the NE1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Section 22, thence South 240 feet along the Eastern boundary of section 22, thence West 300 feet, thence South 75 feet, thence East 300 feet, thence North 75 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Yellow Jacket Spring Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of Feb A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 3138

Bernetha G. Letsch - County Clerk

By *Bernetha G. Letsch*

FEE \$35.00