

KNOW ALL MEN BY THESE PRESENTS, That
RICHARD K. NEWMAN and ARLA R. NEWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG L. BOYD and SUELLEN BOYD, 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 covenants, 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

**with rights of survivorship

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 \$ 115,000.00

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 2nd day of March, 1995; 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
March 3, 1995

Personally appeared the above named
RICHARD K. NEWMAN

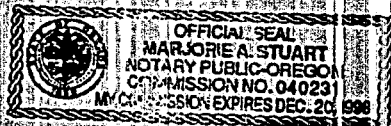
ARLA R. NEWMAN

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

Before me:

Notary Public for Oregon

My commission expires: 2/20/98



Richard K. Newman
RICHARD K. NEWMAN
Arila R. Newman
ARLA R. NEWMAN

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

19 _____, by _____,

president, and by _____,

secretary of _____

_____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

RICHARD K. NEWMAN and ARLA R. NEWMAN

P.O. Box 7464

Klamath Falls, OR 97602

CRAIG L. BOYD and SUELLEN BOYD

3730 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

CRAIG L. BOYD and SUELLEN BOYD

3730 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

CRAIG L. BOYD and SUELLEN BOYD

3730 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

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

PARCEL 1:

All that portion of TRACT 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the West right-of-way line of the County Road known as Homedale Road, which bears South 0 degrees 20' West 258.4 feet from the Northeasterly corner of said TRACT NO. 48, and running thence North 43 degrees 30' West parallel with First Avenue in Homedale; 201.8 feet; thence at right angles North 46 degrees 30' East 60 feet; thence at right angles South 43 degrees 30' East 139 feet, more or less to the Westerly right-of-way line of said Homedale Road; thence South 0 degrees 20' West 86.61 feet, more or less, to the place of beginning.

PARCEL 2:

All that portion of TRACT NO. 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said TRACT NO. 48; thence North 54 degrees 30' West 194.5 feet; thence North 43 degrees 30' West 65.9 feet; thence North 46 degrees 30' East 121 feet; thence South 43 degrees 30' East 168.4 feet, more or less, to the Westerly line of Homedale Road; thence South 0 degrees 20' West along the Westerly line of Homedale Road 121.5 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss:

Filed for record at request of Mountain Title Co the 8th day
of March A.D., 19 95 at 2:50 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 5184

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Sigmette Healy