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95 DEC 29 P1:18 K-48388-S

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KNOW ALL MEN BY THESE PRESENTS, That

ELIZABETH A. BEYER

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GEORGE DAVID SEBASTIAN AND DEANNA JOY SEBASTIAN

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 2, Block 2, CEDAR TRAILS, TRACT 1083, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided one-third interest in that well, pump and pumphouse located on Lot 2, Block 2, Tract 1083, Cedar Trails along with access to said well from Lot 2 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 2, and shall run with the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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 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 27th day of DECEMBER, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

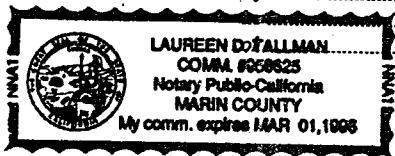
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

California

STATE OF OREGON, County of MARIN ) ss.

This instrument was acknowledged before me on DECEMBER 27, 1995 by ELIZABETH A. BEYER

This instrument was acknowledged before me on , 19 , by



Laureen D. Fallman, California Notary Public for OREGON, My commission expires MARCH 1, 1996

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/reel/volume No on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath County Title Co.

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

SPACE RESERVED FOR RECORDER'S USE

\*\*\*\*\*NOTARY, PLEASE COMPLETE!!\*\*\*\*\*

## PLEASE HELP US TO PREVENT FORGERIES AND DOCUMENT ALTERATIONS

In order for us to be able to use the documents enclosed, it will be necessary to have the following information completed by the Notary Public witnessing your signatures:

## NOTARIAL INFORMATION

Name of Notary: LAUREN D. TALLMAN

Address of Notary: 867 DIABLO AVE  
NOVATO, CA 94947

Daytime telephone No.: 415/892-6938

Commission expiration date: MARCH 1, 1996  
Commission number(if applicable): 958625

Documents Notarized: GARBAIN AND SALE DEED  
DATED 12-27-95

Type of Identification: PERSONAL KNOWLEDGE  
(Please include the agency issuing it, serial number and date of expiration.  
Example: State of Oregon drivers license and date of expiration.)  
(NO DOCUMENT NECESSARY)

Lauren D. Tallman  
Signature of Notary

THANK YOU FOR YOUR COOPERATION

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 29th day  
of Dec A.D., 19 95 at 1:18 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 35557

FEE \$35.00

By Bernetha G. Losch, County Clerk  
Lynette Aubrey