

MTC 38328KA

WILLIAM BURKS TERRY AND GLADYS WALLAND TERRY AS TRUSTEES UNDER THE TERRY REVOCABLE TRUST OF 1990 DATED FEBRUARY 22, 1990,
 Grantor(s) hereby grant, bargain, sell and convey to:
 LEONARD GARRISON and LINDA GARRISON, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;
 and the 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.

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.

The true and actual consideration for this conveyance is \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1050 NORTHGATE DRIVE, NO. 285, SAN RAFAEL, CA 94903

Dated this 11th day of June, 1996.

William Burks Terry
 WILLIAM BURKS TERRY, TRUSTEE

Gladys Walland Terry
 GLADYS WALLAND TERRY, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF

Washington
OREGON

COUNTY OF

San Juan
KLAMATH

SS.

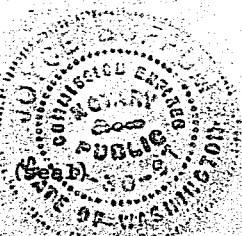
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Personally appeared the above named WILLIAM BURKS TERRY AND GLADYS WALLAND TERRY AS TRUSTEES UNDER THE TERRY REVOCABLE TRUST OF 1990 DATED FEBRUARY 22, 1990

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

JOYCE BUFFUM
Joyce Buffum

Notary Public for OregonMy commission expires 6.30.97

ESCROW NO. MT38328-KA

Return to:

LEONARD GARRISON
 1050 NORTHGATE DRIVE, NO. 285
 SAN RAFAEL, CA 94903

96 JUN 12 P3:56

EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 NW1/4 SE1/4 and the E1/2 W1/2 NW1/4 SE1/4, all being in Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

The NE1/4 NW1/4 NW1/4 SE1/4 and the N1/2 NE1/4 NW1/4 SE1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM:

A piece or parcel of land situated in the Northwest 1/4 Southeast 1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the southerly line of the Northwest 1/4 Southeast 1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, from which point the brass cap monument marking the South 1/4 corner of said Section 23 bears North 87 degrees 53' 10" West 684.44 feet and South 0 degrees 21' 00" East 1279.15 feet; thence North 63 degrees 46' 30" East along an existing fence line 316.78 feet to a point; thence South 33 degrees 23' 15" East 184.71 feet to a 5/8 inch iron pin; thence North 87 degrees 53' 10" West 386.08 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of June A.D. 19 96 at 3:56 o'clock PM. and duly recorded in Vol. M96,
of Deeds on Page 17448.

FEE \$35.00

By Bernetha G. Letsch, County Clerk