

MT38703LW

YUJI B. SATO AND MISUYE SATO, TRUSTEES OF THE SATO TRUST DATED MAY 24, 1990, Grantor(s) hereby grant, bargain, sell and convey to:
 MILTON C. PETERSEN and PENNY E. PETERSEN, 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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 37272 MODOC POINT ROAD, CHILOQUIN, OR 97624

Dated this 26 day of September, 1996

Sato Trust
 SATO TRUST

BY: Yuji B. Sato TRUSTEE
 YUJI B. SATO

BY: Misuye Sato TRUSTEE
 MISUYE SATO

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

 Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT38703-LW

Return to:

MILTON C. PETERSEN
 37272 MODOC POINT ROAD
 CHILOQUIN, OR 97624

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELESOn September 26, 1996 before me, D. Rodriguez

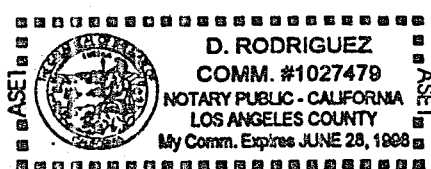
, Notary Public,

personally appeared ****VIII BOB SATO AND MISUYE SATO****

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



****THIS ACKNOWLEDGMENT IS ATTACHED TO WARRANTY DEED DATED SEPTEMBER 26, 1996, ONE PAGE.*

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 55 feet of the Southerly 111.25 feet of the Northerly 236.25 feet of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said property being bounded on the North by the South line of property conveyed to Earl Hall and Melita Hall by Deed recorded January 30, 1959, in Volume 309, page 227, Deed Records of Klamath County, Oregon, and bounded on the South by the North line of property conveyed to Norman T. Hanson by Deed recorded July 12, 1965, in Volume 363, page 141, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of October A.D., 19 96 at 3:54 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 31820.

Bernetha G. Letsch County Clerk

By

FEE \$40.00

Kathleen R. [Signature]