

SHARON BECERRA WHO ACQUIRED TITLE AS SHARON ROSE LEE EDDY,  
Grantor(s) hereby grant, bargain, sell and convey to:  
ZACK HOLBROOK,

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:

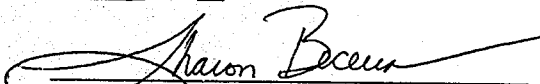
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 \$ 350,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 6660 South 6th Street, Klamath Falls, OR 97603

Dated this 28 day of February, 1997.

  
SHARON BECERRA

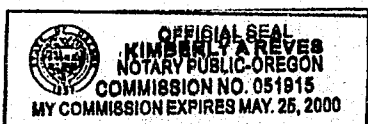
STATE OF OREGON

COUNTY OF KLAMATH

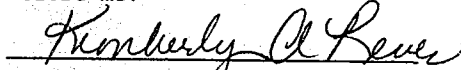
SS. February 28 19 97

Personally appeared the above named SHARON BECERRA

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:



Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40619-KA

Return to:

ZACK HOLBROOK  
6660 South 6th Street  
Klamath Falls, OR 97603

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1:**

A tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeasterly corner of said Section 1; thence South 89 degrees 58' 30" West 1,341.4 feet to a bolt in the center line of the State Highway 140 (was Highway 66) as the same is now located and constructed over and across said Section 1; thence North 46 degrees 06' 30" West along the center line of said Highway 1,380.4 feet; thence South 43 degrees 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09 degrees 42' 00" West along the center line of a drain 402.5 feet; thence South 00 degrees 32' 30" West along the center line of said drain 72.6 feet; thence South 43 degrees 53' 30" West 20.0 feet to an iron pin; thence North 67 degrees 41' 30" West 410.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence North 23 degrees 42' 00" East 578.00 feet to a 5/8" iron pin on the new Southerly right of way line of said Highway; thence South 46 degrees 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8" iron pin; thence South 16 degrees 27' 31" West 636.84 feet to a 5/8" iron pin; thence North 67 degrees 41' 30" West 91.66 feet to a 5/8" iron pin; thence North 03 degrees 21' 30" West 83.20 feet to the true point of beginning.

EXCEPTING THEREFROM any portion thereof lying within State Highway 140 as disclosed by Deed recorded September 29, 1972 in Volume M72, page 11070, Microfilm Records of Klamath County, Oregon.

## **PARCEL 2:**

A piece or parcel of land situate in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

From the iron pin marking the Southeasterly corner of said Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, South 89 degrees 58 1/2' West 1,341.4 feet to a bolt in the center line of the state highway designated as Oregon 66 as the same is now located and constructed over and across said Section 1; thence North 46 degrees 06 1/2' West along the center line of said Highway, 1,380.4 feet; thence South 43 degrees 53 1/2' West 30.0 feet to an iron pin on the Southerly right of way line of said Highway 66 marking the point of beginning of this survey; thence South 9 degrees 42' West along the center line of a drain 402.5 feet to a point; thence South 0 degrees 32 1/2' West along the center line of said drain 72.6 feet to a point; thence South 43' degrees 53 1/2' West 20.0 feet to an iron pin; thence North 67 degrees 41 1/2' West 410.0 feet to an iron pin; thence North 23 degrees 42' East 592.9 feet to an iron pin on the said Southerly right of way line of said Highway; thence South 46 degrees 06 1/2' East along said right of way line a distance of 310.0 feet, more or less, to the above mentioned point of beginning of this survey.

Also commencing at the most Southerly corner of the above described Parcel 2 and running thence North 67 degrees 41 1/2' West 410 feet to a point; thence South 3 degrees 21 1/2' East 83.2 feet to a 5/8" steel pin set in the ground; thence South 67 degrees 41 1/2' East 410 feet to a 3/4" iron pipe set in the ground; thence North 3 degrees 21 1/2' West 83.2 feet to the place of beginning.

EXCEPTING THEREFROM any portion thereof lying within State Highway 140 as disclosed by Deed recorded September 29, 1972 in Volume M72, page 11070, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM Parcel 2 the following: A tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

Beginning at an iron pin marking the Southeasterly corner of said Section 1; thence south 89 degrees 58' 30" West 1,341.4 feet to a bolt in the center line of the State Highway 140 (was Highway 66) as the same is now located and constructed over and across said Section 1; thence North 46 degrees 06' 30" West along the center line of said Highway 1,380.4 feet; thence South 43 degrees 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said Highway; thence South 09 degrees 42' 00" West along the center line of said drain 402.5 feet; thence South 00 degrees 32' 30" West along the center line of said drain 72.6 feet; thence South 43 degrees 53' 30" West 20.0 feet to an iron pin; thence North 67 degrees 41' 30" West 410.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence North 23 degrees 42' 00" East 578.00 feet to a 5/8" iron pin on the new Southerly right of way line of said Highway; thence South 46 degrees 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8" iron pin; thence South 16 degrees 27' 31" West 636.84 feet to a 5/8" iron pin; thence North 67 degrees 41' 30" West 91.66 feet to a 5/8" iron pin; thence North 03 degrees 21' 30" West 83.20 feet to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:      ss.

Filed for record at request of Amerititle the 3rd day  
of March A.D., 19 97 at 3:59 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 6349

Bernetha G. Letsch, County Clerk

by Hettler Ross

FEE      \$40.00