

BRANDSNESS AND BRANDSNESS, P.C., PENSION AND PROFIT SHARING PLAN,

Grantor(s) hereby grant, bargain, sell and convey to:

FRANK RESKIN and IRENE RESKIN, as tenants by the entirety,

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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 3rd day of March, 1997

BRANDSNESS AND BRANDSNESS, P.C.,

X BY:

WILLIAM P. BRANDNESS

TRUSTEE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 3, 1997
by William P. Brandness

as Trusteeof Brandness and Brandness, P.C., Pension and Profit Sharing PlanNotary Public of OregonMy commission expires 11/16/99

ESCROW NO. MT39428-KR

Return to:
FRANK RESKIN



EXHIBIT 'A'

LEGAL DESCRIPTION

A tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated Street in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64 degrees 19' 00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5 of TRACT 1145 - NOB HILL REPLAT, a duly recorded subdivision; thence North 64 degrees 19' 00" East 120.00 feet to a 5/8 inch iron pin designated as point A; thence North 64 degrees 54' 39" East 118.32 feet to a 5/8 inch iron pin designated as point B; thence South 25 degrees 59' 00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25 degrees 59' 00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38 degrees 20' 00") 180.64 feet; thence North 25 degrees 41' 00" West 32.12 feet to the point of beginning, with bearings based on said TRACT 1145 - NOB HILL REPLAT.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 4th day
of March A.D., 19 97 at 11:26 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 6380.

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross