

KNOW ALL MEN BY THESE PRESENTS That

DURINDA J. RHODES

hereinafter called grantor, for the consideration hereinafter stated, does hereby release, release and quitclaim unto

JEAN A. PLEUS

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

EXHIBIT A - PARCEL 1  
EXHIBIT A - PARCEL 2  
EXHIBIT A - PARCEL 3  
(SEE ATTACHED)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantor's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 content 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 2ND day of AUGUST, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Durinda J. Rhodes  
DURINDA J. RHODES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KLAMATH

AUGUST 2, 1996

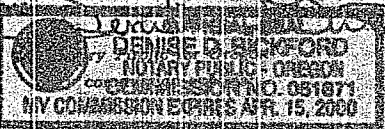
Personally appeared the above named

DURINDA J. RHODES

and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

(OFFICIAL SEAL)



STATE OF OREGON, County of KLAMATH

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

DURINDA J. RHODES

3927 BISBEE STREET

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JEAN A. PLEUS

PO BOX 853

KEHO, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording refers to:

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

540 MAIN STREET, KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1996, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

Policy No. 39-3017-127-00002554

HTC NO: 37693

BUYER: RHODES/PLEUS

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 2

A tract of land situated in the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 24 degrees 22' 20" West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North 25 degrees 02' 00" West 416.00 feet to a 5/8" iron pin; thence South 63 degrees 58' 00" West 208.00 feet to a 5/8" iron pin; thence South 26 degrees 02' 00" East 416.00 feet to a 5/8" iron pin; thence North 63 degrees 58' 00" East 208.00 feet to the point of beginning, with the bearings based on recorded Survey No. 1356 as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH a strip of land, thirty feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE1/4 of Section 7 and the SW1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Southerly line of the above described tract of land, said point being situated North 24 degrees 22' 20" West a distance of 2137.93 feet and South 63 degrees 58' 00" West a distance of 125.02 feet from the Southeast corner of said Section 7; thence South 21 degrees 47' 30" East 154.15 feet; thence South 15 degrees 44' 40" East 69.19 feet; thence North 76 degrees 14' 50" East 87.13 feet; thence South 65 degrees 44' 20" East 111.68 feet; thence South 67 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet; more or less to the centerline of the Keno-Warden County Road.

PARCEL 3

A tract of land situated in the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Southeast corner of that tract of land described in Deed Volume M71 at page 10852, as recorded in the Klamath County Deed Records, said point being North 24 degrees 22' 20" West 2137.93 feet from the Southeast corner of said Section 7; thence South 63 degrees 58' 00" West along the Southerly line of said Deed Volume, 208.00 feet to the Southwest corner thereof; thence South 12 degrees 39' 37" West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M69 at page 5656 of said Deed Records; thence North 74 degrees 15' 20" East, along the Northerly line of said Deed Volume M69 at page 5656, 157.77 feet to the Northeasterly corner thereof; thence North 18 degrees 59' 34" East 213.70 feet to the point of beginning, with bearings based on Survey No. 1356, as recorded in the office of the Klamath County Surveyor.

Policy No. 39-3017-107-00002554

MTC NO: 37693

BUYER: RHODES/PLEUS

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the NE1/4 of the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 28 degrees 36' 18" West 1907.99 feet from the Southeast corner of said Section 7; thence South 74 degrees 15' 20" West 157.77 feet to a 5/8" iron pin in an existing fence line; thence South 15 degrees 44' 40" East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South 15 degrees 44' 40" East to the South line of the NE1/4 of the SE1/4 of said Section 7; thence Easterly along the South line of the NE1/4 of the SE1/4 of said Section 7 to a point that bears South 15 degrees 44' 40" East from the point of beginning; thence North 15 degrees 44' 40" West to the point of beginning.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE1/4 of Section 7, and the SW1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Easterly line of the above described tract of land, said point being situated North 28 degrees 36' 18" West 1907.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 70 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 338.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Reno-Marden County Road.

EXCEPTING THEREFROM that portion within the county road right of way.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 3rd day  
of June A.D. 19 97 at 2:25 o'clock P. M. and duly recorded in Vol. 1637  
of Deeds on Page 16924  
By Bernetha G. Leisch, County Clerk

FEE

\$40.00