

JOHN KORYNASZ and JUDITH M. KORYNASZ, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JAMES H. TEWS and SUSAN L. TEWS, 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 \$ 128,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1936 ELDORADO BLVD., KLAMATH FALLS, OR 97601

Dated this 24 day of July, 19 97

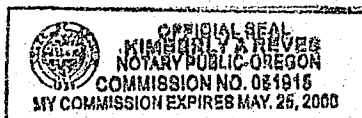
John Korynasz
JOHN KORYNASZ

Judith M. Korynasz
JUDITH M. KORYNASZ

STATE OF OREGON SS. July 24 19 97
COUNTY OF KLAMATH
Personally appeared the above named JOHN KORYNASZ AND
JUDITH M. KORYNASZ

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT41944-KA

Return to:

JAMES H. TEWS
1936 ELDORADO BLVD.
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Lot 15, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Peach Street more particularly described as follows:

Beginning at the most Easterly corner of said Lot 15; thence Northwesterly along the arc of a curve to the right, having a radius of 1,494.96 feet to an intersection with the extension of the Northwesterly line of said lot 15; thence Southwesterly along the extension of the said Northwesterly line to the Northwest corner of lot 15; thence Southeasterly along the Northeasterly line of said Lot 15 to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land located in the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 15, Block 8, ELDORADO ADDITION to Klamath Falls, Oregon; thence along the lot line common to Lots 15 and 16, North 24 degrees 25' 52" East 64.58 feet; thence South 33 degrees 54' 45" West 67.90 feet to a point on the Southwesterly line of said Lot 15; thence following said lot line 11.44 feet along the arc of a 353.30 foot radius curve to the left, the long chord of which bears South 77 degrees 37' 40" East 11.44 feet to the point of beginning.

Bearings based on that Adkins Consulting Engineers, Inc. Survey No. 1275-10 on July 15, 1997.

PARCEL B:

A parcel of land located in the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of Lot 16, Block 8, ELDORADO ADDITION to Klamath Falls, Oregon and an adjacent portion of vacated Peach Street, being more particularly described as follows:

Beginning at a point on the lot line common to Lots 15 and 16, Block 8 in said ELDORADO ADDITION from which the Southerly lot corner common to said Lots 15 and 16 bears South 24 degrees 25' 52" West 64.58 feet; thence along said lot line and the extension thereof North 24 degrees 25' 52" East 41.69 feet to the Southwesterly right-of-way line of Eldorado Boulevard thence following said right-of-way line 12.72 feet along the arc of a 1,493.96 foot radius curve to the left, the long chord of which bears South 39 degrees 29' 40" East 12.72 feet; thence, leaving said right-of-way line, South 43 degrees 56' 10" West 30.60 feet; thence South 33 degrees 54' 45" West 7.36 feet to the point of beginning.

Bearings based on that Adkins Consulting Engineers, Inc. Survey No. 1275-10 on July 15, 1997.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 28th day
of July A.D., 19 97 at 3:54 o'clock PM., and duly recorded in Vol. M97
of Deeds on Page 24010.

FEE \$35.00

Bernetha G. Leitch, County Clerk

By Rachel M. Mendenhall