

DEAN OLSEN and LAURA OLSEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
SUSAN L. ATKINSON and CHARLES A. ATKINSON, 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 \$ 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , P.O. Box 374, Dorris, CA 96023

Dated this 30 day of July, 1997.

Dean Olsen  
DEAN OLSEN

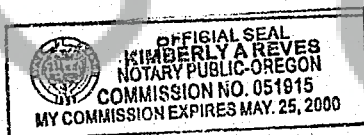
Laura Olsen  
LAURA OLSEN

STATE OF OREGON SS. July 30 19 97

COUNTY OF KLAMATH

Personally appeared the above named DEAN OLSEN AND LAURA OLSEN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT41721-KA

Return to:

SUSAN L. ATKINSON  
P.O. Box 374  
Dorris, CA 96023

97 JUL 31 AM 1:36

35

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

A portion of the W1/2 SW1/4 Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the W1/2 W1/2 NW1/4 SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian; thence South 00 degrees 33' 03" West 888.42 feet to the true point of beginning of this description; thence continuing South 00 degrees 33' 03" West 884.90 feet to a point; thence East 987.722 feet to a point on the East line of the SW1/4 SW1/4 of said Section 33 which point is 924.56 feet North of the Southeast corner of the SW1/4 SW1/4 of said Section 33; thence North 00 degrees 18' 17" East 882.67 feet to a point; thence North 89 degrees 44' 04" West 983.91 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes over and across the Easterly 30 feet of the W1/2 W1/2 SW1/4 SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, as described in instrument recorded March 1, 1976 in Volume M76 at page 2829, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for ingress and egress across and over the following described real property, located in Klamath County, Oregon:

## PARCEL 1:

That portion of the Southwest quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, including within the land of the Southern Pacific Company described in deed dated August 31, 1908, from H.F. Chapman, et al to California Northeastern Railway Company, recorded January 1, 1909, in Deed Book 25 at page 399, and in deed dated August 30, 1907 from H.F. Chapman, et al to California Northeastern Railway Company, recorded October 5, 1907 in Deed Book 23 at page 205, Records of said County.

## PARCEL 2:

That portion of the North half of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F.H. Downing, et al to California Northeastern Railway Company, recorded June 7, 1907 in Deed Book 22 at page 549, and in deed dated December 19, 1907 from D.L. Gordon, et ux to California Northeastern Railway Company, recorded January 20, 1908, in Deed Book 23 at page 497, records of said County, as described in easement recorded August 31, 1976 in Volume M76 at page 13606, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 31st day  
of July A.D., 19 97 at 11:36 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 24725.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross