

REX D. JENSEN, AND REX DANIEL JENSEN AND VERNA MARIE JENSEN, TRUSTEES OF THE JENSEN LIVING TRUST,

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

LINDA J. WALDEN,

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12121 HWY 66, KLAMATH FALLS, OR 97601

Dated this 15th day of August, 19 97

Rex D. Jensen  
REX D. JENSEN

TRUSTEES OF THE JENSEN LIVING TRUST

BY Rex Daniel Jensen TRUSTEE  
REX DANIEL JENSEN

BY Verna Marie Jensen TRUSTEE  
VERNA MARIE JENSEN

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on August 15, 19 97

by Rex D. Jensen, individually and Rex Daniel Jensen and Verna Marie Jensen

as Trustees

of Jensen Living Trust

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT42189-MS

Return to:

LINDA J. WALDEN

12121 HWY 66

KLAMATH FALLS, OR 97601

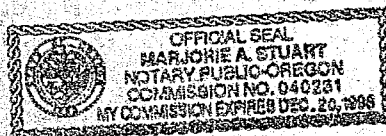


EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A portion of the NE1/4 NE1/4 of Section 32 and of the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

PARCEL NO. 1: Beginning at a point 25 feet West of the Section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, thence South 0 degrees 21' East parallel to the Section line a distance of 558.25 feet, more or less, to the South line of property described in Deed Volume 324, page 146, Records of Klamath County, Oregon; thence South 89 degrees 50' West a distance of 95 feet to the Northeast corner of the C.S. Hull tract; thence South 0 degrees 32' West along the said Hull tract line fence 760.32 feet, more or less, to the Northerly line of the State Highway #66; thence North 72 degrees 38' East along said Highway line 346.44 feet to a stake, thence North 0 degrees 21' West to the Southeast corner of property described in Deed Volume 324 at page 146, Klamath County Records; thence South 89 degrees 50' West a distance of 225 feet, more or less, to the point of beginning; SAVING AND EXCEPTING a tract containing 1 acre, more or less, cut of the Southeast corner of the above described tract having a frontage on the Highway of 110 feet; and further described as follows:

Beginning on the Highway at a point 110 feet Southwest of the Southeast corner of the above tract; thence Northeasterly along the Highway 110 feet to the Southeast corner thereof; thence North 0 degrees 21' West 388 feet; thence West to a point North 0 degrees 21' West of the point of beginning; thence South to the point of beginning.

PARCEL NO. 2: That portion of the NW1/4 of NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, described as follows: Beginning on the North right of way line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33 bears North 25' 40' West a distance of 1,230.25 feet thence South 72 degrees 38' West along the North right of way line of said highway a distance of 160.7 feet, thence North 0 degrees 21' West 190 feet to the true point of beginning, which point of beginning is on the Easterly boundary of a parcel of land deeded to R.A. Jameson, et ux, in a Deed dated August 2, 1943, and recorded November 15, 1943, in Volume 159 at page 581 of Deed Records, Klamath County, Oregon, thence North 9 degrees 21' West 210 feet, thence South 39 degrees 39' West 153.4 feet, thence South 0 degrees 21' East 210 feet; thence North 89 degrees 39' East to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title Co the 18th day  
of Aug A.D., 1997 at 11:37 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 27088

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Karlson Kras