

KNOW ALL MEN BY THESE PRESENTS, That Richard Nelsen, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Audie Soyland and Linda Soyland, husband and wife, as to an undivided one-half interest, and Thomas J. Soyland and Judy Soyland, husband and wife, as to an undivided one-half interest, hereinafter called the grantee, does hereby grant bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

SEE ATTACHED SHEET MARKED EXHIBIT "A" INCORPORATED HEREIN.

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed on EXHIBIT "A", and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.

In construing this deed and where the context 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 18 day of July, 1989; 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.

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.

STATE OF OREGON, County of Klamath ss. July 18, 1989.

Personally appeared the above named Richard Nelsen and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Marlene Tucker  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-16-92

AFTER RECORDING RETURN TO:

Audie & Linda Soyland  
3120 Shieldcrest Dr.  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

same - no change

## EXHIBIT "A"

A tract of land situated in the W1/2NE1/4NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Austin Street, said point being North 89 degrees 06' 00" West 688.60 feet and South 00 degrees 05' 16" East 330.00 feet from the 5/8 inch iron pin at the centerline intersection of Hilyard Avenue and Almont Drive, marking the NE1/4 corner of said Section 10; thence South 00 degrees 05' 16" East, along the Westerly right of way line of said Austin Street, 977.68 feet to the Northerly right of way line of Onyx street; thence North 89 degrees 36' 06" West, along said Northerly right of way line, 578.51 feet to the Easterly right of way line of the Burlington Northern Railroad; thence North 00 degrees 05' 50" West, along said Easterly right of way line, 690.86 feet; thence South 89 degrees 06' 00" East 358.67 feet; thence North 00 degrees 05' 16" West 291.88 feet; thence South 89 degrees 06' 00" East 220.00 feet to the point of beginning, with bearings based on Survey No. 2020 as recorded in the office of the Klamath County Surveyor.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. Easement for sewer line, subject to the terms and provisions thereof, granted to South Suburban Sanitary District of Klamath Falls, by instrument recorded May 23, 1958, in Deed Volume 299 at page 516, Records of Klamath County, Oregon.
5. Reservations for construction and maintenance of ditches, canals and pipeline across premises subject to the terms and provisions thereof, as set forth in Deed recorded October 9, 1953 in Deed Volume 263, page 432, Deed Records of Klamath County, Oregon.

Tax Account Number 3909 010BA 02600

## 1 - EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Am. title \_\_\_\_\_  
 of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 97 at \_\_\_\_\_ 3:54 o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ M97  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 33595

FEE \$35.00

By \_\_\_\_\_ Bernetha G. Leitch, County Clerk