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50644

Vol. M97 Page 41966
 '97 DEC 24 P1:11
 KNOW ALL MEN BY THESE PRESENTS, That

Cynthia A. Heideman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

J.O.B.'s Western, Inc., an Oregon Corporation

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

to-wit: the N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and all that Portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ located east of the Telephone Line Right of way and Telephone line Service Road, in Section 16, Township 28 South, Range 8 East of the Willamette meridian, Klamath County, Oregon.

subject to and excepting:

- ① Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- ② Agreement, including the terms and provisions thereof, granted to the Pacific Telephone & Telegraph Company, for right to erect and maintain poles, wires and fixtures thereon, recorded in Volume 82, Page 637, Records of Klamath County, Oregon.
- ③ Reservations and restrictions recorded in Volume M67, Page 4951, microfilm records of Klamath County, Oregon, to-wit: "subject to right of way for road now in use."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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

 and that
 grantor will warrant and forever defend the 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 \$ 4,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The distance between the symbols @, if not applicable, should be deleted. See ORS 22.050.)~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

 In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

 Cynthia A. Heideman
 FKA Cynthia A. Kahl
STATE OF California, County of Sacramento ss.This instrument was acknowledged before me on 12th December, 1997, by Cynthia A. Heidemann FKA Cynthia A. KahlThis instrument was acknowledged before me on 12th December, 1997, by Cynthia A. Heidemann FKA Cynthia A. Kahlas Proprietor of a part of land in Oregon
 CLIFF FYFFE
 COMM. #1055770
 NOTARY PUBLIC - CALIFORNIA
 SACRAMENTO COUNTY
 My Comm. Expires APRIL 17, 1999

 My commission expires 4/17/99
 Notary Public for Oregon
 California

Cynthia A. Heidemann

 7613 Luzern Way
 Antelope, CA 95843

Grantor's Name and Address

 J.O.B.'s Western, Inc.
 17 Perrydale Ave
 Medford, OR 97501

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Same

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.
 I certify that the within instrument was received for record on the 24th day of December, 1997, at 1:11 o'clock P.M., and recorded in book/reel/volume No. M97 on page 41966 and/or as fee/tile/instrument/microfilm/reception No. 50644, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Ruthen Kress Deputy.

Fee: \$30.00