

## GRANT DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL G. O'BRION and CAROL L. O'BRION, hereinafter called the GRANTOR, for the consideration hereinafter stated to the grantor paid by MARC D. HILL and KANDACE C. HILL, husband and wife, as tenants by the entirety, hereinafter called the GRANTEES, does hereby grant, bargain, sell and convey unto the grantees, their heirs and assigns, that certain real property, with the appurtenances thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

## PARCEL 1:

A tract of land situated in the SW1/4 of the NE1/4 and in the SE1/4 of the NW1/4 of Section 30, T36S R14E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest Corner of said SW1/4 of the NE1/4; thence easterly on the South Line of said SW1/4 of the NE1/4, 420.00 feet to a 5/8" iron pin; thence N00° 45' 25" E parallel with the West Line of said SW1/4 of the NE1/4, 209.13 feet to a 5/8" iron pin; thence S66° 46' W, 25.98 feet; thence on a 160 foot radius curve to the right, 151.87 feet (Long Chord bears N86° 02' 30" W, 146.23 feet); thence N58° 51' W, 144.44 feet; thence on a 300 foot radius curve to the right, 64.84 feet (Long Chord bears N52° 39' 30" W, 64.71 feet); thence N46° 28' W, 85.32 feet; thence on a 350 foot radius curve to the left, 91.32 feet (Long Chord bears N53° 56' 30" W, 91.07 feet); thence N61° 25' W, 70.97 feet; thence on a 600 foot radius curve to the right, 83.08 feet (Long Chord bears N57° 27' W, 83.01 feet); thence N53° 29' W, 23.83 feet to a 5/8" iron pin; thence S00° 45' 25" W parallel with the East Line of said SE1/4 of the NW1/4, 540.96 feet to a point on the South Line of said SE1/4 of the NW1/4; thence easterly on the South Line of said SE1/4 of the NW1/4, 220.22 feet to the point of beginning. Containing 4.83 acres.

## PARCEL 2:

A Right of Way along the grantor's existing access road extending from County Road, "Pinecrest Drive", to the NW corner of the above described Parcel 1.

Subject to the following:

A nonexclusive easement for ingress and egress across the East 30 feet of the above described Parcel 1.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety as between husband and wife, their heirs and assigns forever. Grantor hereby covenants to and with grantees and their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. 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 14th day of Jan., 1998.

Michael G. O'Brien  
MICHAEL G. O'BRIEN

Carol L. O'Brien  
CAROL L. O'BRIEN

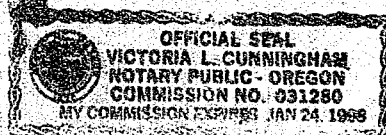
STATE OF OREGON  
COUNTY OF KLAMATH

Jan 14, 1998.

Personally appeared the above named MICHAEL G. O'BRIEN and CAROL L. O'BRIEN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
NOTARY PUBLIC for Oregon  
My Commission expires: 1-24-98



Grantor's name and address:

MICHAEL G. O'BRIEN  
CAROL L. O'BRIEN

21800 Pinecrest Dr.  
P.O. Box 471 Bly OR.  
97622

After recording return to: GRANTEE

Grantee's name and address:

MARC D. HILL  
KANDACE C. HILL

PO Box 167 28 Anthony St.  
BLY, OR 97622

Mail tax statements to: GRANTEE

STATE OF OREGON  
COUNTY OF KLAMATH

I certify that the within instrument was received for record on the 20th day of January, 1998, at 1:08 o'clock P.M., and recorded in book/reel/volume No. M98 page No. 1739 or as document/fee/file/instrument/microfilm No. 51833 Record of Deeds of said county.

Bernerha G. Letsch  
Name

County Clerk  
Title

By Kathleen Ross

Fee: \$35.00