

LYNN HESCOCK AND ROBYN HESCOCK, INDEPENDENT SPECIAL TRUSTEES OF THE SPEARS CHARITABLE TRUST DATED JULY 16, 1997,

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

JOSEPH MICHAEL HOHMAN,

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 \$ 104,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1514, KLAMATH FALLS, OR 97601

Dated this 27 day of January, 1998.

SPEARS CHARITABLE TRUST

BY: Lynn Hescock TRUSTEE  
LYNN HESCOCK

BY: Robyn Hescock TRUSTEE  
ROBYN HESCOCK

STATE OF OREGON

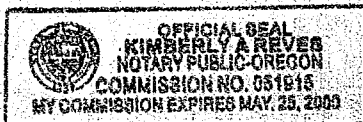
SS. January 27 19 98

COUNTY OF KLAMATH

Personally appeared the above named LYNN HESCOCK AND ROBYN HESCOCK AS INDEPENDENT SPECIAL TRUSTEES OF THE SPEARS CHARITABLE TRUST DATED JULY 16, 1997

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

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

ESCROW NO. MT43655-KA

Return to:

JOSEPH MICHAEL HOHMAN  
P.O. BOX 1514  
KLAMATH FALLS, OR 97601

98 JAN 28 P3:41

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

Beginning at the iron pin which marks the Northeast corner of Government Lot 2, in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is also the Northwest corner of Terminal City and running thence; South 0 degrees 04' East along the Township line a distance of 818 feet to an iron pin which marks the intersection of the Southerly right of way line of Center Street in Terminal City extended Westerly and the Township line; thence North 38 degrees 01' West, a distance of 140.95 feet to an iron pin; thence North 53 degrees 02' West a distance of 277.08 feet to an iron pin; thence North 61 degrees 27' West a distance of 599.66 feet to an iron pin which lies South at right angles 250 feet from the North line of Government Lot 2 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West parallel to the North line of Government Lot 2 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to the Southeast corner of SUNSET BEACH, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon; thence running Northerly and Northwesterly along the Easterly and Northeasterly lines of said plat of SUNSET BEACH, to the North line of Government Lot 1 in said Township and Range; thence East along said North line to the Northwest corner of that certain parcel conveyed to D.T. Matthews, et ux, by Bargain Sale Deed recorded October 7, 1969 in Volume M69, page 8552, Microfilm Records of Klamath County, Oregon; thence Southeasterly along the Westerly line of said Matthews parcel 1,517.0 feet, more or less, to the most Southerly corner thereof; thence North along the Easterly line of said Matthews parcel to the North line of Government Lot 2 in said Township and Range; thence East along said North line of Government Lot 2 to the point of beginning.

**EXCEPTING THEREFROM** a tract of land situate in the SE1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeast corner of the SE1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 04' East along the Section line 818.0 feet to the iron pin marking the Northeast corner of that parcel described in Klamath County Deed Records Volume 339, page 484; thence North 38 degrees 01' West 140.95 feet to an iron pin; thence North 53 degrees 13' West 171.0 feet to an iron pin; thence North 29 degrees 48' East 362.23 feet to an iron pin; thence North 8 degrees 26' East 293.50 feet, more or less, to the point of beginning.

**ALSO EXCEPTING THEREFROM** a tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeast corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 8 degrees 26' West along the West boundary of that parcel described in Klamath County Deed Records in Volume M68, page 1815; 293.50 feet to an iron pin; thence South 29 degrees 48' West, 362.23 feet to an iron pin marking the Southwest corner of that parcel described in Klamath County Deed Records in Volume M68, page 1815; thence North 53 degrees 13' West 106.08 feet to an iron pin; thence North 61 degrees 27' West 722.02 feet; thence North 80 degrees 19' West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day  
of January A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 2721

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross