

56257

AFTER RECORDING, RETURN TO:
 Mari Bailey
 Heltzel, Upjohn, Williams,
 Yandell & Roth, P.C.
 PO Box 1048
 Salem, OR 97308-1048

Consideration: None

Vol. 1092 Page 11960

Send Tax Statements To: No Change

DEED

DENNIS S. AVERY and SARITA G. AVERY, not as tenants by the entirety, but as tenants in common, as Grantors,

convey to

DENNIS S. AVERY and SARITA G. AVERY, as Trustees of the Avery Family Governance Trust, under Agreement dated December 16, 1997, as Grantees,

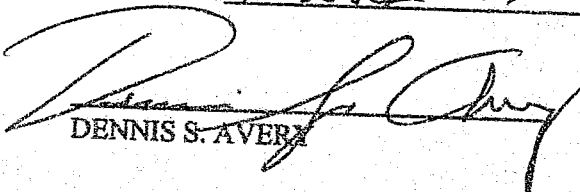
the following described real property, as Community Property, located in Klamath County, Oregon:

See Exhibit A attached hereto.

Grantors covenant that they are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

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.

Dated March 23, 1998.


 DENNIS S. AVERY


 SARITA G. AVERY

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DEED

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GRANTORGRANTOR

San Diego County, California - ss.

On this 13th day of March, 1998, personally appeared before me DENNIS S. AVERY and SARITA G. AVERY and acknowledged the foregoing instrument to be their voluntary act and deed. DENNIS S. AVERY and SARITA G. AVERY are personally known to me - or - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



Adrienne Parker
Notary Public for California
My Commission Expires: Nov. 20, 1998

EXHIBIT A

The following described real property situated in Klamath County, Oregon:

A tract of land situated in the SE1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian:

PARCEL 1: Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway known as South Sixth Street, which is North 0°35' West 40 feet from the Southwest corner of the SE1/4NW1/4; thence North 88°57' East along the North right of way line of said Highway 35 feet, and the true point of beginning; thence continuing North 88°57' East along said Highway 100 feet; thence North parallel to the West line of the SE1/4NW1/4, 111.2 feet to the Southeast corner of Deed recorded May 28, 1965, in Volume 362 page 101, Deed records of Klamath County, Oregon; thence South 88°57' West 100 feet; thence South parallel to the West line of the SE1/4NW1/4 111.2 feet to the point of beginning.

PARCEL 2: Beginning at a point which is North 0°35' West 30.0 feet, and North 88°57' East, 135.0 feet, and North 0°35' West 111.22 feet from the Southwest corner of the SE1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing North 0°35' West, a distance of 50.0 feet; thence South 88°57' West a distance of 100 feet; thence South 0°35' East a distance of 50.0 feet; thence North 88°57' East a distance of 100.0 feet, more or less, to the point of beginning, being a portion of the W1/2W1/2SE1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 3: Beginning at a point North 0°35' West 191.2 feet from the Southwest corner of the SE1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 0°35' West a distance of 100 feet; thence North 88°57' East a distance of 135 feet; thence South 0°35' East 100 feet; thence South 88°57' West a distance of 135 feet to the point of beginning, being a portion of said SE1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

EXHIBIT A

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Heltzel, Upjohn et al the 13th day
of April A.D., 19 98 at 11:25 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 11960

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kettlin Rosa