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Vol. 149 Page 1541

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Date:

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RECORDING REQUESTED BY
COWLEY & CHIDESTER

Consideration: None

WHEN RECORDED MAIL TO
COWLEY & CHIDESTER
P.O. Box 2329
Rancho Santa Fe CA 92067

Send Tax Statements to: No Change

DEED

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

do hereby convey to

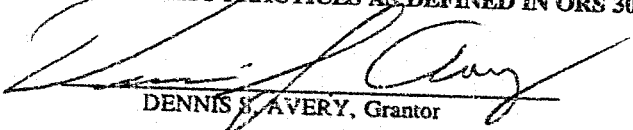
SIXTH STREET PROPERTIES, LLC, an Oregon limited liability company,
the following described real property located in Kiamath County, Oregon:

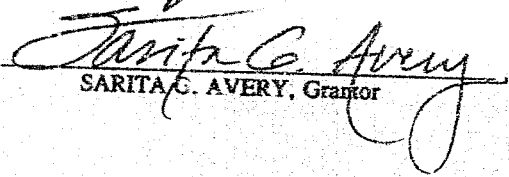
See Exhibit A attached hereto.

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: January 8, 1999


DENNIS S. AVERY, Grantor


SARITA G. AVERY, Grantor

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

) ss.

On January 8, 1999, before me, Adrienne Parker, a Notary Public, personally appeared DENNIS S. AVERY and SARITA G. AVERY, 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 on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Adrienne Parker
Notary Public in and for the State of California

(Seal)

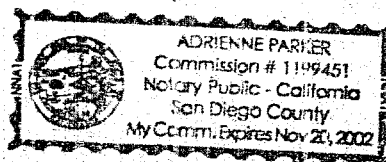


EXHIBIT A

DESCRIPTION OF PROPERTY

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

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$; 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$, 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Cowley & Childester the 15th day
of January A.D. 1999 at 11:44 o'clock A.M., and duly recorded in Vol. M99
of Deeds on Page 1541

Linda Smith, County Clerk

FEE \$40.00

by Kathleen Ross