

KNOW ALL MEN BY THESE PRESENTS, That GERALD A. SABIN and NANCY L. SABIN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF LINDERS and MARIE LINDERS, as Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A"

"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."

To Have and to Hold the same unto the said 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 except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 is \$150,000.00 paid solely by the Grantees.

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.

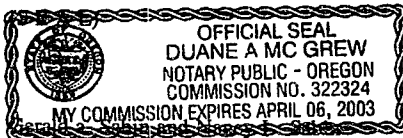
In Witness Whereof, the undersigned grantors, have executed this instrument this 20 day of September, 1999.

Gerald A. Sabin  
Gerald A. Sabin

Nancy L. Sabin  
Nancy L. Sabin

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Gerald A. Sabin and Nancy L. Sabin and acknowledge the foregoing instrument to be their voluntary act and deed.



Before me: Duane A. McGrew  
Notary Public for Oregon  
My Commissioner Expires: 4-6-2003

STATE OF OREGON, County of Klamath )ss.

Grantor

Jeff Linders and Marie Linders  
5031 Barry Avenue  
Klamath Falls, OR 97603

Grantee

After recording return to:  
Grantee

I certify that the within instrument received for record on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_ on page \_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_, Recorded of Deeds of said county.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

Until a change is requested, all tax statements shall be sent to the following address: Same as Grantee

## EXHIBIT "A"

A portion of Tract 32, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described in instrument recorded in Book 256 at Page 96, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point on the South line of a parcel of land deeded as "Parcel Three" in a deed from the Enterprise Land and Investment Company to Klamath County, Oregon, for road purposes, and described in Klamath County Deed Records, Volume 229 at Page 300, which point is North 89 degrees 54' East, 1366.6 feet; thence South 0 degrees 06' East, 73.0 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and which point of beginning is on the present Southerly right of way line of Shasta Way; thence North 89 degrees 54' East, along the Southerly line of said "parcel Three", or along the present Southerly right of way line of Shasta Way, a distance of 50.0 feet; thence South 0 degrees 06' East, 150.0 feet; thence South 89 degrees 54' West, 110.5 feet, more or less, to a point on the Southeasterly line of a parcel of land deeded as "Parcel One" in the above mentioned deed in Volume 229 at Page 300, of Klamath County Deed Records; thence North 30 degrees 38 1/2' East, along the Southeasterly line of said "Parcel One", a distance of 69.9 feet; thence continuing along said Southeasterly line of said "Parcel One", to the left along the arc of a circle, the radius of which is 175.9 feet and the long chord of which bears North 15 degrees 16' East, 96.68 feet, more or less, to the point of beginning, being a portion of Tract 32, Enterprise Tracts, in the County of Klamath, State of Oregon, and lying in the Northeast quarter of Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

MAP 3909-3BA TL 4800

State of Oregon, County of Klamath  
Recorded 9/20/99, at 11:22 a.m.  
In Vol. M99 Page 37311  
**Linda Smith,**  
County Clerk Fee \$ 35<sup>00</sup>