

JACK L. ROOKSTOOL,

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

BERNARD Z. AGRONS, TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE BERNARD Z. AGRONS  
1990 TRUST,

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:

LOT 3 IN BLOCK 6 OF FIRST ADDITION TO KELENE GARDENS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

ACCT# 3909-15AA-6400

KEY# 577557

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

16936

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

Parcel 2 of Minor Land Partition 39-90 located in the W1/2 of the W1/2 of Section 26,  
Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and  
filed in the office of the Clerk of Klamath County, Oregon on June 21, 1993.

EXCEPTING THEREFROM...

A tract of land being a portion of Parcel 2 of "Minor Land Partition 39-90", Situated in the  
NW1/4 SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian,  
Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, said point being on the Northeasterly  
right of way line of State Highway 62, from which the West 1/4 corner of said Section 26  
bears North 51 degrees 51' 28" West 1196.49 feet; thence North 19 degrees 26' 26" West,  
along said line 207.0 feet to the center of Fort Creek; thence, along the center of Fort  
Creek, North 57 degrees 47' East 37.0 feet, North 37 degrees 05' East 19.0 feet and North 45  
degrees 40' East 35.0 feet; thence, leaving the center of Fort Creek, South 50 degrees 33'  
East 225.1 feet, more or less, to a point on the South line of said Parcel 2; thence South  
57 degrees 10' 20" West 205.59 feet to the point of beginning, with bearings based on record  
of survey 5389 on file at the office of the Klamath County Surveyor, being property line  
adjustment 47-99.

State of Oregon, County of Klamath  
Recorded 05/10/00, at 11:33 a. m.  
In Vol. M00 Page 16931  
**Linda Smith,**  
County Clerk Fee\$ 36<sup>00</sup>